PLACER COUNTY GOVERNMENT CENTER
MASTER PLAN UPDATE - DESIGN GUIDELINES

15 FEBRUARY 2019

COUNTY OF Placer

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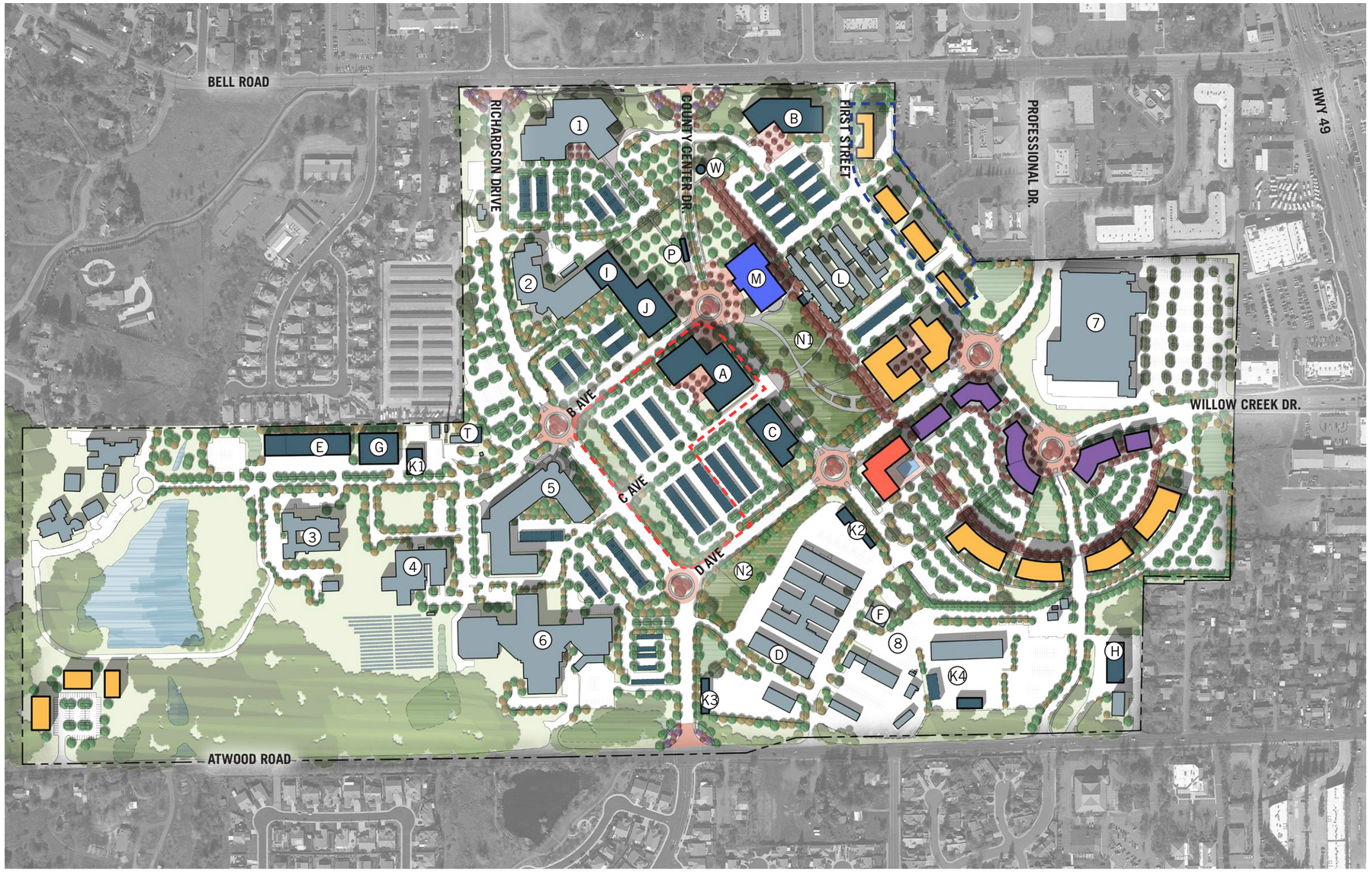

SITE LEGEND

1. COMMUNITY DEVELOPMENT RESOURCE CENTER (CDRC)
2. FINANCE ADMINISTRATION BUILDING (FAB)
3. ANIMAL SERVICES CENTER
4. JUVENILE DETENTION CENTER
5. AUBURN JUSTICE CENTER (AJC)
6. MAIN JAIL
7. HOME DEPOT
8. CORPORATION YARD

- A HEALTH AND HUMAN SERVICES CENTER
- B COUNTY ADMINISTRATION CENTER
- C AGRICULTURAL COMMISSIONER & FARM ADVISOR
- D ELECTIONS WAREHOUSE
- E COUNTY / MUSEUMS WAREHOUSE
- F CORPORATION YARD ADMIN. & TRAINING CENTER
- G SHERIFF & PROBATION SUPPORT
- H FIRE STATION 180 EXPANSION
- I ADMIN SERVICES IT/TELECOM WAREHOUSE
- J FAB & CDRC ANNEX
- K1 SHERIFF'S DIVE UNIT
- K2 UTILITIES
- K3 PARKS & GROUNDS
- K4 TIRE BARN & WASH RACK
- L DEWITT HERITAGE AREA
- M COMMUNITY / EVENTS CENTER
- N1 COMMUNITY GREEN
- N2 COMMUNITY GARDEN
- P TRANSPORTATION TRANSFER CENTER
- T IT/COM EXPANSION
- W IRRIGATION WATER TOWER

0' 160' 320' 480'

SITE KEY

- EXISTING BUILDING
- NEW COUNTY BUILDING
- COMMUNITY BUILDING
- HOTEL
- MIXED-USE
- RESIDENTIAL
- OPEN SPACE
- REGIONAL STORM WATER BASINS
- HEALTH AND HUMAN SERVICES CENTER PROJECT SITE AREA
- MULTI-FAMILY / WORKFORCE HOUSING PROJECT SITE AREA

ILLUSTRATED MASTER PLAN

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01 EXECUTIVE SUMMARY

Introduction
These Design Guidelines will act as an extension of the Placer County Government Center Master Plan, which establishes the goals, vision and recommendations for the physical development of the Government Center Campus.

These Design Guidelines work in conjunction with the Placer County Government Center Development Standards. These documents supersede the Placer County Zoning Ordinance. Where no guidelines are provided in this document, the current version of the Placer County Design Guidelines manual should be applied.

The following architectural and landscape design guidelines are intended to give direction to architects, landscape architects and designers for the design of future projects. The guidelines are also intended to promote sustainability strategies to conserve energy and resources through the design of buildings and their various systems.

Project Review Process
All land use projects within the campus area as identified in the Placer County General Plan will be subject to Design Review. This process has been put in place by the County to ensure that the development is consistent with the spirit and intent embodied in these Design Guidelines and the Development Standards. The guidelines provided in this document allow for flexible design and are intended to promote new, high-quality, creative development forms. A design review committee made up of various individuals from County staff will conduct these reviews. The Planning Director will have final discretion over development proposals that deviate from the guidelines.

It is encouraged that all applicants meet with County staff early in the design process for assistance with the interpretation of how the Design Guidelines apply to a specific site or project.

Historical Overview
The Dewitt General Hospital was established as a military hospital that served several armed forces bases in the region. After being decommissioned the property and associated buildings were transferred to State of California under the condition that it serves as a mental health facility. The property was subsequently transferred to Placer County.

Many of the original hospital facilities were adapted for government administration facilities. Since acquiring the property, the County has constructed several new buildings and the area is now known as the Placer County Government Center. In 1978 the county was granted a clean title which allows the property to be leased or sold for private use.

Although many of the original buildings no longer function for their original intent, the street grid remains as the underlying organizing tool to generally guide the future development of the Master Plan.

Core Values
- Create a strong campus identity
- Promote sense of community
- Champion well designed buildings and landscapes
- Implement sustainable solutions

Sustainability
Sustainable building and development is a primary goal for Placer County Government Center. The projects that are built on the PCGC should serve as an example of a deeply sustainable and resilient mixed-use community. A key goal of the Master Plan is for projects to proactively address State policy and regulatory goals relating to Zero Net Energy (ZNE), deep water efficiency, low carbon development and resiliency. This sustainability criteria is intended to closely align with County policy and as called for in the Placer County Sustainability Plan (PCSP, to be completed and approved early 2019). Projects should incorporate elements of the PCSP as feasible, warranted and/or required. The Project Review process will include sustainability as a key focus area. GHG reduction should be a goal and a factor in implementing sustainable design strategies. Special attention should be focused on applying regenerative design approaches towards sustainable development and meeting performance based sustainability metrics.

Site Selection
The design guidelines include recommendations for all phases of design beginning with project site selection during the preliminary design phase. The siting and orientation of buildings and their individual design features and program elements are a key component in defining the character of the Government Center

campus. Siting and orientation also critically impact sustainability. The following guidelines establish direction on siting strategies that address context, visibility, function, circulation, environmental sustainability and future expansion. They also provide an outline for the requirement of open spaces which reinforce the overall open space plan and pedestrian connectivity.

Land Use

The Placer County Government Center Master Plan has identified various land use ares for specific building typologies .

- Government Services Areas
- Multi-Family Residential Area
- Mixed-Use Area
- DeWitt Heritage Area
- Community Area
- Corporation Area

Building Placement

The placement of new buildings should respond to the alignment of adjacent buildings and roadways and adhere to the outdoor spaces defined in the master plan. New buildings should be oriented according to the master plan to maximize use of building site and to engage and improve the quality of the outdoor realm. Buildings should not block pedestrian routes, view corridors, or encroach on campus outdoor spaces. Building orientation should consider future development on or adjacent to the site, including potential linkages and orientations towards future developments. Building placement should optimize the building's ability to take advantage of passive heating and cooling strategies, natural ventilation, shading from adjacent buildings/landscaping and similar low-energy design strategies to reduce HVAC loads. Orientation should also maximize on site renewable energy generation potential, within the constraints of the existing roadway alignments.

Landscape

Landscape guidelines provide design and material standards that reinforce a consistent appearance for campus streets, walks and open spaces. They promote the desired campus identity and reinforce character though a unifying campus context. Landscapes designed and maintained to these standards will reinforce design consistency across campus and meet goals for long term maintenance, ease of repair, durability, sustainability and financial feasibility. These design guidelines will focus on:

- Landscape Design Approach
- Campus Landscape Strategies
- Landscape Materials
- Landscape Zones
- Signage and Wayfinding
- Lighting
- Trails

02 ADMINISTRATION

02.01 Administration of Land Use and Project Design

Introduction

The primary goal of the Placer County Government Center Master Plan Update is to assess the facility needs for the government departments and provide an update to the 1993 Comprehensive Facilities Master Plan (CFMP). In addition to this assessment and developed government center campus plan, there is an opportunity to create a lively mixed-use center. This mixed-use center provides many opportunities for offices, retail, restaurants and much needed residential units within the region. In order to promote a quality development and realize these county goals Design Guidelines and Development Standards have been developed.

The boundaries of the Placer County Government Center Master Plan are defined in the Placer County General plan. The Design Guidelines and Development Standards work together to define development for future improvements at the PCGC campus. The PCGC Development Standards set forth the permitted uses, development standards and other regulations. The PCGC Design Guidelines include additional detail to be considered in the design, review and approval of individual projects. Development within the Plan Area is required to comply with the PCGC Development Standards and Design Guidelines. Concurrent with the approval of this Master Plan, Development Standards and Design Guidelines for the PCGC were adopted by the Placer County Board of Supervisors.

Organization of Design Guidelines and Development Standards Documents

This document is intended to guide the development of the PCGC Master Plan toward becoming a quality place to live, work and play. The guidelines foster this quality through a variety of community building elements including streets, bike-ways, open space, architectural design and massing, signage, site planning and others.

This document is organized as defined above followed by “general standards” that apply Community-wide. Each land-use area within the Village is organized with “development standards” and “design guidelines”.

Development Standards:
Establishes minimum criteria that must be satisfied for the project to gain County approval. This includes permitted uses, setbacks, coverage, street standards, parking and other development criteria. Standards that employ the word “should” are intended to express requirements of all land use development. The standards supersede the County Zoning Ordinance and provide specific measurement for the desired outcome.

Design Guidelines:
This Document creates a high standard of design that will assure quality and consistency throughout the community. Unlike development regulations or standards, the guidelines presented herein are qualitative. They provide thorough descriptions and graphic illustrations, the manner in which the design should be carried out in relationship to a given land use, building type or spatial setting. Qualitative guidelines allow for flexibility and interpretation so long as the intent of the guidelines is upheld. To aid in the interpretation of the design guidelines, users should understand the meaning of “should”, “encouraged” and “discouraged”. Guidelines that employ the word “should” are intended to express the County’s desire and expectation. An alternative measure or approach may be considered if it meets or exceeds the intent of a subject guideline. Guidelines using the words “encouraged” or “discouraged” are meant to express a more or less, respectively, desirable design solution.

Collectively the Development Standards and the Design Guidelines provide applicants of individual projects the technical and aesthetic criteria needed to prepare submittals to the County for review and approval.

02.02 Relationship to County Documents

Placer County General Plan

The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the County. By virtue of State law and case law, all development plans, projects and other activities must be consistent with the General Plan. This Specific Plan implements and is consistent with the goals, policies and objectives of the Placer County General Plan as amended. Where the Master Plan is more restrictive than the General Plan, the provisions of this Master Plan should govern.

Auburn/Bowman Community Plan

The Auburn/Bowman Community Plan serves as the General Plan for the Auburn/Bowman area and sets forth goals, policies, assumptions, guidelines, standards, plan proposals and implementation measures to guide the physical and economic development of the Auburn and Bowman areas.

Placer County Zoning Ordinance

The Placer County Zoning Ordinance is one of the primary tools for implementing the General Plan. In addition, the zoning ordinance contains regulations to assure compatibility between uses and to protect and promote public health, safety and general welfare.

Placer County Design Guidelines

The Design Guidelines Manual is a document which can be used by developers, their designers, the Design/Site Review Committee, County staff and the Planning Commission in working toward positive community images which make Placer County more cohesive and attractive to shoppers, residents and builders of quality developments.

Land Use Applications

Land use applications for projects within the boundary of the PCGC will be processed in accordance with Chapter 17.60 of the Placer County Ordinance and in relation to the criteria set forth in the Placer County Master Plan Update Development Standards and Design Guidelines.

The Development Standards and Design Guidelines in this document supersede the Placer County Zoning Ordinance, Auburn/Bowman Community Plan and Placer County Design Guidelines and serve as the zoning regulations governing development within the Placer County Government Center. Where no standards are provided in this document, the standards contained in the Placer County Zoning Ordinance, Auburn/Bowman Community Plan, Placer County Code and/or Land Development Manual should apply.

02.03 Design Review

All land use projects within the campus area will be subject to Design Review in accordance with procedures outlined in Section 17.52.070 of the Placer County Zoning Ordinance. Future site and design review will be required by the County to ensure that the development is consistent with the spirit and intent embodied in these Development Standards and Design Guidelines. A Design/Site Review Committee (D/SRC), established by the Planning Director or designee, will review and approve, deny, or approve with conditions all applications for design review approval as provided by Section 17.52.070 of the County Zoning Ordinance. The committee will include representatives from the Community Development Resource Agency and Department of Public Works and Facilities and other appropriate department representatives as determined by the Planning Director. The Development Standards and Design Guidelines will be used to assist the D/SRC in evaluating the merit of development proposals. The standards provided in this document allow for flexible design and are intended to promote new, high-quality, creative development forms, especially within the Town Center (-TC) Combining District. The Planning Director will have final discretion over development proposals that deviate from the standards provided herein if it is determined to be of sufficient consistency, design and quality.

Through the design review process, the County will determine whether each development project proposal is consistent with the permitted uses, development standards and design guidelines, as set forth in the appropriate sections of this document. In all cases, the Planning Director may consider deviations from the permitted uses and development standards provided in this document. However, in order to approve deviations, the Planning Director (or Planning Commission if so directed) must determine that the deviations uphold the spirit and intent of this document with respect to the project's urban form, development pattern, architecture, etc. In instances where deviations are approved by the County, the subject development project should include a modified list of permitted uses and development

standards that can be used by County staff to govern the conformity of future site uses.

Exceptions

If a development project includes a proposed land use that requires a Minor Use Permit or a Conditional Use Permit (as specified in the Land Use and Permit Requirements), a Design Review Permit should be processed concurrently with the appropriate Use Permit. In these instances, the County's review of the project should follow the application process and submittal requirements for the appropriate Use Permit (as specified by the Zoning Ordinance), rather than the Design Review permit process outlined above.

Applicants should meet with County staff early in the design process for assistance with the interpretation of how the Design Guidelines apply to a specific site or project.

03 CORE VALUES

In order to support the overarching goals of the Placer County Government Center, each project should evaluate how it contributes towards the Core Values. The success of the Placer County Government Center Master Plan Update will be dependent on the following:

03.01 Create a strong Campus Identity

- Implementation of dynamic and timeless architectural design.
- Strengthen the campus brand.
- Develop a strong urban pattern.
- Exemplify sustainable design and resilient development .

03.02 Promote the Sense of Community

- Create a vibrant mixed-use community.
- Integrate a variety of activities and functions in buildings and open spaces.
- Create a welcoming environment for the residents and greater community.
- Strengthen existing and create new gathering spaces.
- Encourage the establishment of Placer Grown businesses.
- Balance and harmonize the built and natural environments to enhance the experience of those that visit, work and live at the PCGC.

03.03 Champion well designed Buildings and Landscapes

- Provide adaptability in design to satisfy the varied needs of current and future users.
- Prioritize adaptive reuse and renovation, matching building use to building type.
- Develop indoor and outdoor spaces that combine strong utility and aesthetics.
- Develop interior spaces and features that promote building occupant health and wellness.
- Maximize the use of green infrastructure and beneficial natural processes (ecosystem services).

03.04 Implement Sustainable Solutions

- Optimize environmental sustainability and resource efficiency in all campus construction projects.
- Create high performing, low energy, water efficient and resilient buildings and landscapes.
- Meet performance-based sustainable design goals.
- Design building and landscapes to work together to balance the built environment and the natural environment and take advantage of beneficial natural processes (ecosystem services) and green infrastructure opportunities.
- Conserve natural resources through passive and active, cost effective design solutions.
- Balance initial investment with long-term operating cost through life cycle cost analysis.
- Highly encourage capital improvement projects meet and/or exceed multiple sustainable design goals.

04 SUSTAINABILITY

Placer County as a whole is facing rapid environmental changes that are impacting our natural resources, climate, snowpack, water supply, energy supply and other factors. We are in a rapidly changing regulatory environment, with both County and State policy moving to address these challenges. The Placer County Government Center (PCGC) Master Plan and Design Guidelines recognize that these environmental and regulatory changes will have a significant impact on the PCGC. Sustainability is a key part of the PCGC Master Plan. All projects built on the PCGC should go beyond "code minimums" to proactively address emerging Zero Net Energy (ZNE), Zero Net Water (or deep water conservation), climate and resiliency goals. Green House Gas (GHG) reduction should be a goal and a factor in implementing sustainable design strategies.

Projects are required to meet all County sustainability policy in effect during project development (including Sustainability Plan requirements). This sustainability criteria is intended to closely align with County policy and as called for in the Placer County Sustainability Plan (PCSP, to be completed and approved early 2019). Projects should incorporate elements of the current edition of PCSP as feasible, warranted and/or required. The Project Review process will include sustainability as a key focus area. Projects are strongly encouraged to meet CalGreen voluntary measures. CalGreen voluntary measures align with State and County policy goals and often become code requirements in future updates. Addressing these proactively will help ensure that PCGC projects will be resilient and cost effective over the duration of the master planning horizon and will hopefully avoid the need for future costly retrofits (State policy goals include requirements to improve existing building performance, which will likely impact county facilities that are not designed to be high performing). PCGC projects should also serve as an example to the rest of the county on how to successfully develop sustainable, cost-effective and resilient projects that are vital to the County's continued growth.

04.01 Campus Identity

Design Intent

- Creating a strong campus identity and implementing sustainable strategies are both core values of the PCGC Master Plan. An important part of the PCGC's identity is its commitment to sustainability. The PCGC should provide a tangible example to the community of what thoughtful, well designed, cost effective and high performing sustainable design looks like and demonstrate design and technologies that are critical to the future of Placer County. Done well, innovative sustainable design/technologies have the potential to attract significant regional traffic.

Design Guidelines

- Consider opportunities to incorporate innovative and deeply sustainable design strategies as an important element of the project identity.
- Consider ways to incorporate walkways, signage, visual displays (e.g., building sustainability dashboards) and other strategies to help inform the public of the various sustainability elements in projects.
- Due to the anticipated high visibility of the sustainable design elements for PCGC, it is important that project design teams place an appropriate level of effort into developing a truly sustainable campus.

04.02 Sense of Community

Design Intent

- Developing a sense of community is a core value of the PCGC Master Plan. Sustainable design should play an important role in helping develop a sense of community at the PCGC. Placer County is on the forefront of environmental change. It is projected to experience the greatest temperature increases due to climate change and is on the front line of related impacts including declining snow pack, forest fire, changing forest ecology, extreme heat events and other extreme weather events.
- The PCGC Master Plan's focus on sustainability and resilience is driven by the County's commitment to the community. PCGC projects should exemplify the County's commitment to create a campus that will thrive in a changing future and lead the greater community towards sustainable development.
- Sustainable design and green infrastructure balance the built and natural environments better than traditional "gray" infrastructure and present opportunities to create spaces that can help create and enhance community interaction for residents, workers and visitors to the campus.

Design Guidelines

- Utilize sustainable design strategies (e.g., green stormwater infrastructure, ecological water recycling, drought tolerant landscaping) to support aesthetic, pleasing walkable environments that help support community development and create a destination that draws the local community for its services, walking/recreational opportunities, electric vehicle charging infrastructure and to enjoy and learn about the various sustainability features.
- Incorporate resiliency features into the project that will help keep the PCGC a community destination during times of heat waves and other factors. These may include minimizing urban heat island impacts, using drought tolerant landscaping and using graywater/non-potable irrigation sources.
- Incorporate walkways, signage and other elements that will help PCGC users to experience and learn about project sustainability features.

04.03 Sustainable Building Design

Design Intent

- Optimize building performance and meet key performance based goals for energy and water consumption.
- Maximize on-site renewable energy generation potential on roofs and parking lots.
- Design buildings and landscapes to work together and balance the built and natural environments harmoniously.
- Utilize green infrastructure and take advantage of natural processes ("ecosystem services") where possible. Examples include using the landscaping for beneficial microclimate modification and building shading, low impact development (LID) stormwater management, green roofs, on-site green water recycling systems, graywater reuse for irrigation, living or green walls for indoor air quality management and natural ventilation.
- Holistically manage site water flows to capture rain water, minimize stormwater runoff, minimize water needs, reuse/recycle grey water and use non-potable water supplies for irrigation.
- Design projects that are resilient to the projected increase in extreme and extended heat events, drought, landscapes that are resilient to encroaching pests/disease/fire and other expected factors (see the "Climate Change, Resiliency and Vulnerabilities Assessment" in the PCGC Master Plan Update's Sustainability Appendix).
- A high priority is placed on tangibly demonstrating sustainable design strategies and systems that are important to Place County's future growth.
- Establish the PCGC as a regional focal point for innovative, cost effective sustainability solutions.
- Support County recycling and multi-family recycling efforts. Include any required recycling equipment or storage space in projects.
- GHG reduction should be a goal and a factor in implementing sustainable design strategies.

Design Guidelines

- All new construction and larger additions should achieve a minimum USGBC LEED Silver rating (or a County approved alternate green building standard such as the Living Building Challenge).
- Projects are strongly encouraged to implement relevant CalGreen voluntary measures, particularly relating to energy, water and climate.
- The project should develop a holistic water management plan. This should include estimating base-case (minimally code compliant) water flows for site rainfall, stormwater generation, potable water use, non-potable water use, irrigation requirements, graywater recycling potential, etc. The project should evaluate a holistic range of water management options.
- Projects are encouraged to incorporate new technologies and practices to provide leadership in sustainable design for the County.
- Building design should incorporate passive heating and cooling elements and other low-energy design strategies to reduce demand on mechanical systems.
- When possible, building should be oriented to maximize solar orientation.
- Building should take full advantage of natural daylighting opportunities to reduce artificial lighting demands.
- Interior layouts of office and retail spaces should be designed to maximize flexibility. This will allow tenants to change in size without need of major alterations to the space.
-

04.04 Urban Heat Island Mitigation

Design Intent

- Utilize best practices to minimize urban heat island impacts to reduce building energy consumption, increase resiliency towards projected extreme heat events and create a beneficial microclimate. Good design can reduce air-conditioning loads by up to 20% and reduce ambient temperatures by several degrees.

Design Guidelines

- Maintain and expand the existing tree canopy. Use tree canopy to shade hardscape, paving and walkways.
- Provide exterior wall/window shading through landscaping, vegetative shading devices or constructed shading devices (this corresponds to the CalGreen voluntary measure for Exterior Wall Shading). Focus on shading west-facing walls to block afternoon sun that is difficult to control. Consider using deciduous trees for shading south facing walls to provide shading during the summer but permit desired winter heat gains. Avoid obstructing or

shading planned or future PV generation sites.
- Use light colored (low albedo) paving, permeable paving and/or open grid paving for 50% of site paving. (This corresponds to the CalGreen voluntary measure for Heat Island Effect).
- Solar carport shade structure can be use to provide shade in parking and reduce heat island effects.

04.05 Materials

Design Intent

- Reduce construction waste in the building process.
- Reuse and adapt existing buildings where feasible.
- Maximize construction waste recycling in all demolition and new construction.
- Reduce emissions through use of locally sourced material.
- Utilize best-practices for material-efficient construction systems.
- Reduce building life cycle (cradle-to-grave) carbon emissions .
- Encourage tenants and patrons to reduce waste.
- Express local identity and culture through the use of native and reused materials.

Design Guidelines

- The selection of new construction materials should consider the life cycle and embodied energy and carbon.
- Projects are encouraged to use life cycle carbon analysis tools to minimize building life cycle carbon emissions. Evaluate life cycle carbon impacts of different building massing, construction and efficiency strategies during early design phase. Projects are encouraged to pursue the LEED Life Cycle Analysis (LCA) credit and/or the CalGreen voluntary “Life Cycle Assessment” measure.
- The use of locally sourced/manufactured materials are encouraged. Projects are encouraged to achieve the LEED or CalGreen “Regional Materials” voluntary measure.
- For wood framed buildings, projects should use efficient wood framing techniques (e.g., “optimal value engineering” framing) to reduce lumber use and minimize thermal bridging (this corresponds to the CalGreen “Efficient Framing Techniques” voluntary measure).
- The use of alternative/innovative/bio-based sustainable building materials and systems are encouraged (e.g., thermal mass walls, wall boards made from agricultural waste, structural insulating panels, building-integrated PV, electrochromic windows, etc.) Where feasible comply with the CalGreen “Bio-Based Materials” and “Reused Materials” voluntary measures.
- Projects should specify durable and reduced maintenance materials to the greatest extent possible. Projects are encouraged to meet CalGreen’s “Enhanced Durability and Reduced Maintenance” measures or equivalent measures in LEED and other sustainability rating programs.
- Projects should meet CalGreen Tier 2 “Enhanced Construction Waste” measure to divert or recycle or salvage at least 80% of nonhazardous construction and demolition waste generated at the site.

04.06 Energy Efficiency and Renewable Energy

Design Intent

- Reduce dependency on fossil fuels which in turn reduce air, water and land pollution.
- Buildings should be designed to achieve “Zero Net Energy (ZNE)-Capable” efficiency levels.
- Building renovations should meet County energy use index (EUI) goals for existing buildings.
- Wherever feasible, all buildings should be equipped with sufficient renewable energy systems to make them ZNE.
- All buildings should be designed to be “Solar Ready” with sufficient space identified for future PV or other renewable energy systems to allow them to become ZNE as solar panel prices continue to drop.
- Inform building operators, tenants and patrons of the energy efficiency measures in projects and encourage them to be active participants in conserving energy.

Design Guidelines

- Where required by code, all buildings should be designed to achieve Zero Net Energy (ZNE).
- Where not required by code, all buildings are strongly encouraged to achieve ZNE.
- Buildings should achieve one of the following building efficiency levels:
    a. All new construction and additions should be designed to achieve a building energy use index (EUI) of 30 kBTU/sf/year or lower (this EUI excludes electric vehicle (EV) charging and other non-building loads). This equates to a “ZNE Capable” building. Analysis shows is technically feasible today for the expected building types in the PCGC (Refer to the Sustainability Appendix of the PCGC Master Plan Update).
    b. If the design team can demonstrate to the County that the 30 kBTU/SF/year EUI goal is not cost effective through life cycle cost analysis or otherwise technically infeasible, the building EUI maximum can be relaxed to 40 kBTU/SF/year. This performance level is considered to be “Near-ZNE.”
    c. New construction and additions should use no more than 85% of the allowable Title 24 Energy Budget (this corresponds

to the CalGreen Tier1 Energy Efficiency Performance Standard).

- All buildings should be designed to be "Solar Ready" to accommodate future PV (or other renewable energy systems) to enable them to achieve ZNE as renewable energy prices continue to drop.
- Buildings with a hotel occupancy should include a solar water heating system for DHW.
- Buildings with multi-family residential occupancies with a centralized DHW systems should be equipped with a solar water heating system.
- Buildings with residential occupancies without centralized DHW systems are encouraged to have solar water heating systems for as many units as feasible and roof-space permitting. Simple low-maintenance and low cost systems such as "integrated collector-storage" systems are recommended.
- Building renovations should meet County EUI goals for existing buildings specified in the Placer County Sustainability Plan (PCSP, to be completed and approved early 2019) or other County requirements in effect.
- Buildings are strongly encouraged to meet CalGreen Tier 2 Cool Roof Requirements. For low-sloped roofs (roof slope < 2:12) this currently includes a minimum aged solar reflectance of 0.68, a thermal emittance of 0.69 and an SRI of 82. At a minimum, roofs should meet Tier 1 Cool Roof Requirements with a minimum aged solar reflectance of 0.63, a thermal emittance of 0.75 and an SRI of 75.
- Steel framed buildings should use energy efficient steel framing techniques. This includes using exterior rigid insulation, punching large holes in the stud web without affecting structure integrity of the stud, spacing the studs as far as possible while maintaining structural integrity and detailed design of intersections of wall openings and building intersections of floors, walls and roofs. This corresponds to the CalGreen "Energy Efficient Steel Framing" voluntary measure guidelines.
- Buildings with elevators are strongly encouraged to meet CalGreen voluntary "Elevator and Escalator Efficiency Measures". This includes regenerative drive systems in traction elevators, occupancy-controlled lights and fans, VVVF motor drives that are regenerative for escalators and efficient controls.
- Evaluate the feasibility of energy storage to manage energy demand and reduce energy costs.
- Coordinate with the county to integrate with any existing or future planned micro-grid serving the PCGC.
- A detailed energy metering plan should be developed during electrical design that will specify how energy end-uses for lighting, HVAC, plug-loads, PV, EV charging, water reclamation and other process loads are to be sub-metered and managed. These end-uses should be able to be individually sub-metered at the panel level to the greatest extent possible. Forethought in electrical design can significantly impact metering costs and feasibility. For example, keeping lighting, HVAC and plug loads on separate subpanels will enable cost-effective end-use sub-metering at the subpanel level with a limited number of loggers; mixing end-uses onto the same subpanels would likely necessitate hundreds of loggers on individual circuits and render sub-metering effectively impossible.
- Multi-occupant facilities should consider standardizing or providing high-efficiency appliances, fixtures and/or equipment for individual units that allow for pre-determined/expected levels of energy efficiency.
- Building mounted PV systems should be expressed and integrated into the aesthetic of the project and should not appear to be an afterthought.
- Projects should incorporate signage and other methods to inform building operators and occupants about project energy efficiency measures and encourage occupants to be active participants in ongoing energy efficiency.

04.07 Water Conservation

Design Intent

- Minimize potable water use through efficient but functional and long life-cycle plumbing fixtures and appliances.
- Minimize landscape irrigation requirements.
- Maximize water reuse in mechanical systems reliant on fresh water.
- Demonstrate innovative water conservation, reuse and management strategies that will be critical to the County's future.
- Achieve a "Net Zero Water" site by offsetting potable water use with (a) deep water conservation, (b) non-potable supplies, (c) on-site water reuse or recycling and (d) capturing, treating and/or infiltrating site rain water and stormwater.
- Create a project that is resilient to projected water shortages, droughts and extreme weather events.

Design Guidelines

- Create a site-wide project water management strategy and show a water balance that estimates (a) base-case minimally code-compliant water use and potable water purchases, sewer flows and off-site stormwater flows; and (b) as-designed potable and non-potable water purchases reflecting water efficiency measures, internal site water recycling/ graywater diversion, reduced offsite sewer flows, any rainwater capture, low-impact-development stormwater treatment or infiltration and any off-site stormwater flows over pre-development conditions.

- All project buildings should comply with the mandatory requirements for water efficiency and conservation as described in the California Green Building Standards Code (CalGreen).
- Achieve a 30% indoor water use savings compared to code (this corresponds to the CalGreen Tier 1 performance level) and reduce outdoor landscaping water use by 40%.
- Appliances and fixtures should meet one of the following performance standards:
    a. Be US EPA Energy Star rated.
    b. Be US WaterSense labeled.
    c. Meet CalGreen voluntary measure performance standards for appliances and fixture.
    d. Where no ratings or specifications, exist projects are encouraged to select energy and water efficient options.
- All landscape designs should be water efficient and drought tolerant. See specific requirements in the landscaping section of these design guidelines.
- Rainwater capture and reuse should be evaluated. While the climate is not ideal for a stand-alone rainwater capture (due to periods of infrequent rain and large storage requirements), rainwater capture may be a viable part of a combined rainwater/ graywater reuse system, or to supplement other non-potable sources.
- Graywater reuse and recycling should be evaluated (this corresponds to the CalGreen voluntary graywater reuse measure). Consider both (a) direct subsurface graywater irrigation—generally a simpler lower-cost solution and (b) graywater treatment systems for spray irrigation, toilet flushing and/or cooling tower makeup water.
- HVAC design is strongly encouraged to consider opportunities to facilitate condensate collection for supplementing graywater systems, cooling tower makeup water or for irrigation (e.g., raingardens).
- Consider ecological wastewater recycling systems such as a “subsurface flow constructed wetland” (aka vegetated submerged bed) and other on-site wastewater treatment options. These may provide a valuable and resilient non-potable water source and have the potential to reduce sewer connection infrastructure sizing and/or costs. This may be particularly attractive for parts of the campus that are further from existing sewer infrastructure or where existing infrastructure is at capacity.
- Evaluate opportunities to connect to and expand campus-wide non-potable water sources, such as future campus “purple pipe”, irrigation (ditch) water, etc.
- A detailed water metering plan should be developed that will allow key water end uses to be metered or sub-metered. Irrigation, HVAC, DHW (for hotels or other occupancies with large DHW use), process water uses and non-potable water use should be sub-metered.
- New buildings are encouraged to consider a dual plumbed system for potable water and recycled water.

04.08 Transportation

Design Intent

- Projects should support the PCGC’s holistic approach to reduce transportation impacts. Projects should support a walkable, connected campus that supports a diverse range of transportation modes.
- GHG reduction should be a goal and a factor in transportation planning.
- Projects should incorporate transportation-related elements of the Placer County Sustainability Plan (PCSP) as feasible, warranted and/or required.
- Projects should plan for current and future electric vehicle charging infrastructure, as well as other alternative fueling infrastructure.
- Projects should support carpooling, ridesharing, biking and related efforts.
- Projects should support public transportation options where available.
- Consider opportunities to help the PCGC become a destination to draw visitors to the site and utilize shopping/services/amenities.

Design Guidelines

- All accessible parking and electrical vehicle charging stations should be in compliance with the current adopted edition of the California Building Code.
- Support County ride-sharing programs by designating sufficient parking spaces for ride sharing vehicles and designating adequate passenger loading, unloading and waiting areas for ride-sharing vehicles.
- Provide End of Trip facilities (such as showers, changing rooms, secure bike lockers, etc.).

Electric Vehicle (EV) Charging

- Projects should meet CalGreen and County Electric Vehicle Service Equipment (EVSE) requirements currently in effect and are encouraged to exceed requirements where possible. Current Placer County Sustainability Plan EV implementation strategies align with the CalGreen Tier 2 "Electric Vehicle Charging" level and include the measures below. Electric Vehicle Charging minimum requirements on new construction projects should be in alignment with current County and State policy at the time of the project's design submittal.
    a. Multi-family residential buildings should design at least 10 percent of parking spaces to include Electric Vehicle Service Equipment (EVSE) or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle and overprotection devices.
    b. Non-residential buildings should design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle and overprotection devices.
    c. Non-residential land uses with 20 or more on-site parking spaces should dedicate preferential parking spaces to vehicles with more than one occupant and ZEVs (including battery electric vehicles and hydrogen fuel cell vehicles). The number of dedicated spaces should be no less than two spaces or 5 percent of the total parking spaces on the individual project site, whichever is greater. These dedicated spaces should be in preferential locations such as near the main entrances to the buildings served by the parking lot and/or under the shade of structure or trees. These spaces should be clearly marked with signs and pavement markings. This measure should not be implemented in a way that prevents compliance with requirements in the California Vehicle Code regarding parking spaces for disabled persons or disabled veterans.

Electric Vehicle "Ready"

- Projects should meet CalGreen and County Electric Vehicle Service Equipment (EVSE)-"Ready" requirements currently in effect to facilitate future installation of EVSE. Current CalGreen EVSE requirements include the following general requirements (See CalGreen for actual language):
    a. Construction plans and specifications should include the type and location of the EVSE.
    b. Raceway(s) should be installed at the time of construction. Raceways should originate at a service panel(s) serving the area and should terminate in close proximity to the proposed location of the charging equipment and into suitable cabinet(s), box(es) or enclosure(s).
    c. Plan design should be based on 40 amp minimum branch circuits.
    d. Electrical calculations should substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
    e. The service panel(s) should have sufficient capacity to accommodate the required number of dedicated branch circuits for the future installation of the EVSE.
- Furthermore, projects are strongly encouraged to meet the following EV-Ready Measures:
    a. Parking spaces sufficient to meet 100% of the county fleet housed at the project should be designed to be "EV-Ready".
    b. 30% of all parking spaces (including any County fleet parking spaces) should be designed to be "EV-Ready".
    c. Projects are encouraged to design 50% of all parking spaces to be "EV Ready"
- Parking lots are encouraged to have, or be designed to accommodate future shade covers that can accommodate PV. Sufficient PV coverage area to offset projected EV charging loads are encouraged to be installed or identified.

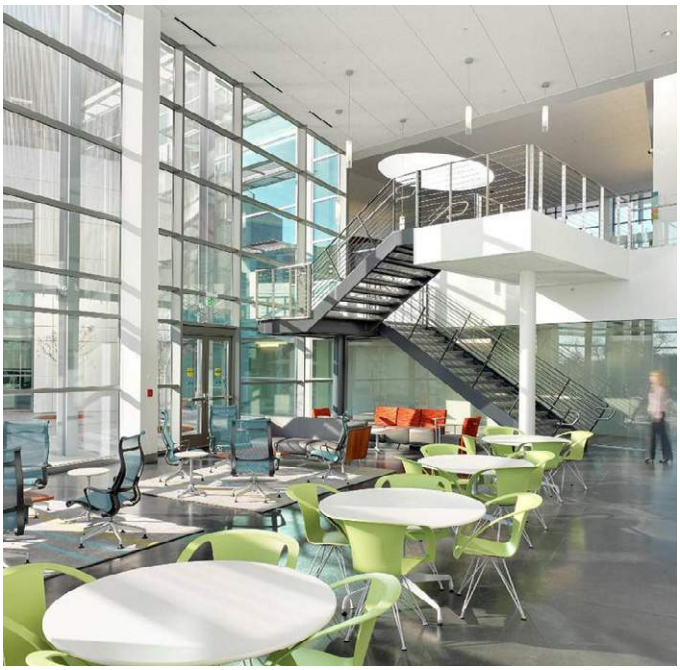
04.09 Health & Wellness

Design Intent

- Building occupant health and wellness is a core value and area of emphasis of the sustainability guidelines.
- Projects should integrate health and wellness design features and best practices where they most positively impact building occupants and help achieve individual project goals.

Design Guidelines

- Projects should evaluate the appropriateness and feasibility of using features within the seven concept areas of the WELL Building Standard®, or similar health and wellness focused voluntary standards.
- Projects should implement health and wellness best practices as feasible to building and space type.
- Projects should look for opportunities where health and wellness features mirror LEED requirements.
- Projects are encouraged to consider implementing these and other health and wellness best practices or features where practicable:
    a. High-performing daylighting/lighting design. Proper glare control should be included.
    b. Occupant controlled workstation lighting levels coupled with automatic daylighting control.
    c. High quality LED lighting and advanced controls.
    d. Consider high performing, low energy HVAC strategies such as displacement ventilation, radiant heating/cooling, chilled beam ventilation systems, dedicated outdoor air systems, natural ventilation, operable windows with air-conditioning lockouts, enhanced economizer control, that provide improved ventilation performance/ controllability and reduced HVAC energy use.
    e. Provide high quality filtered water bottle refill stations.
    f. Integrate nature into the project through direct and indirect access to nature.
    g. Incorporate active design strategies into the project to support movement and physical circulation. An example of this is locating primary and secondary stairs in locations that encourage use in lieu of elevators.
    h. Incorporate active commuter design features into the project and support wider PCGC pedestrian and bike path networks.
    i. Identify internal and external noise sources and design interior spaces to minimize this noise through acoustic design strategies.
    j. Specify mercury, lead and asbestos free materials; avoid building materials with hazardous VOC and SVOC compounds, halogenated flame retardants, urea-formaldehyde, phthalates and other toxics commonly found in some building materials and products.
    k. Select durable, easily-cleanable materials.
    l. Provide a wellness guide that summarizes the health and wellness features of the project. This may be included in a similar guide that documents broader sustainability features.



05 SITE SELECTION

The selection of building project sites should be identified during the preliminary design phase. The selection of the site and positioning of the project should support both short and long-term goals for Placer County Government Center campus development. In situations where the siting of a project is not consistent with the Master Plan or planning documents, the project design team must demonstrate to the County how the project improves upon existing or proposed contexts.

05.01 Site Selection and Planning

Design Intent

- Design decisions made during early planning stages and building siting have critical impacts on sustainability. Consider a holistic range of sustainability strategies during initial planning (including building massing, siting and related issues). This is necessary for deeply sustainable, high performing and cost effective projects. Failure to consider key sustainability issues can critically impact or preclude key building energy and green infrastructure strategies.
- Buildings do not operate independently from the site. Thoughtful planning should maximize site/building sustainability synergies. Take advantage of natural ventilation, passive heating/cooling, landscape shading, urban heat island mitigation/beneficial microclimate creation and related strategies. Utilize the site to provide cost-effective "ecosystem services." Ecosystem services include low-impact-development (LID) stormwater management strategies that use landscaping and natural processes to clean and filtrate water in lieu of traditional "gray" concrete gutters, channels and basins to whisk stormwater offsite. Ecological water recycling, graywater irrigation, effective landscaping to minimize urban heat island effects and microclimate modification are also examples of "ecosystem services" that projects should consider.
- Early project planning is also a critical time to evaluate a range of resiliency issues.
- Selected site should reinforce the Street section and support the functional relationships with neighboring uses.
- Building site selection should maximize infill opportunities, using existing infrastructure and reinforce the definition of adjacent pedestrian paths, roads and open spaces. Site planning should also consider the capacity to accommodate future expansion.
- Projects should maximize the site value (e.g. the value of this use on the site in comparison to alternative use for the site).
- Allow site visibility and image appropriate for the intended use.

Design Guidelines

- Develop a sustainability strategy to achieve the Master Plan's Zero Net Energy (ZNE), deep water efficiency, GHG reduction and resiliency goals.
- Review the projected climatic and environmental changes anticipated for the site (see the PCGC MP Update sustainability appendix and any more recent data available to the design team). Identify opportunities to make the project more resilient to expected stressors that the site is expected to face.
- Evaluate energy impacts of building massing and siting. This should include solar access, solar orientation, access to daylighting, access to prevailing winds and natural ventilation potential, shading from landscaping, shading of hardscape, urban heat island impacts, passive heating/cooling, etc.
- Projects are strongly encouraged to use building energy simulation to evaluate different building massing and siting options and develop an optimal path towards meeting the Master Plan's Zero Net Energy goals (which will likely become code requirements during the life of the Master Plan).
- It is recommended that the design team perform a design-phase cradle-to-grave, or "Life Cycle Analysis" (LCA) of building carbon to determine key building massing/siting/construction features that will result in the lowest carbon footprint. This is an option in the USGBC's LEED rating system and CalGreen. There are tools to support design-phase LCA evaluation.
- Identify sufficient area to install solar panels to make the project Zero Net Energy. Consider building orientation and roof type/slope/orientation impacts on solar energy generation. Evaluate solar generating potential car park shade covers, etc.
- Evaluate opportunities to mitigate urban heat island impacts and create desirable microclimates. This includes preserving and expanding tree canopy, using the landscape to shade buildings and hardscape, etc. This is also an important resiliency strategy.
- Evaluate holistic water-system impacts and opportunities related to building massing and siting. This should include siting, space requirements and gravity flow potential for low impact development stormwater infrastructure, non-potable irrigation water supplies, direct graywater irrigation, rainwater capture systems, ecological water recycling systems, etc.

- Where landscaped open spaces already exist on a proposed project site, projects should:
    a. Preserve or enhance existing open spaces.
    b. Develop new spaces consistent with open space types identified in these guidelines and the Master Plan.
    c. Strengthen connections and the overall character of the existing or future open space, roadway and pedestrian path network.
- Projects located at the perimeter of the campus should define or reinforce established and implied campus edges in ways that clarify the identity of the campus as distinct from the surrounding community. Designers should refer to the landscape sections of this document that address campus entries and boarder conditions.

05.02 Accessibility

A primary goal of the Placer County Government Center Design Guidelines is to provide an accessible campus environment designed in accordance with the principles of universal design and incorporating the latest standards set forth in the California Building Code and the American with Disabilities Act (ADA).

06 LAND USE AREA

The Placer County Government Center Design Guidelines and Development Standards identifies the following land use areas:

Multi-Family Residential

Multi-family Residential is intended to provide land area for attached dwelling units. These areas will provide much needed affordable workforce housing for the immediate community. The introduction of residential units into Placer County Government Center will also help to activate the town center and support the other uses within the master planned area.

Mixed-Use

Mixed-use center is intended to be a lively commerce center housing a variety of uses. These uses will have the ability to occupy portions the wide sidewalks to display goods and merchandise as well as provide outdoor dining.

Community Center

Located in the center of the campus, the Community Center Areas provide opportunities for building and open space that accommodate public gathering and promote health within the community.

Government Services 1&2

The Government Services area supports the physical urban edge around the community green. The primary uses provide services to the county residents and businesses. The many employees will provide patrons to the local businesses within the mixed-use and surrounding area. All of these elements work together to support the balanced community of the PCGC Master Plan.

Dewitt Heritage

Select buildings from the World War II era hospital have been retained to provide opportunities for adaptive reuse. These building have the potential to serve a variety of uses while maintaining a portion of the original campus' heritage.

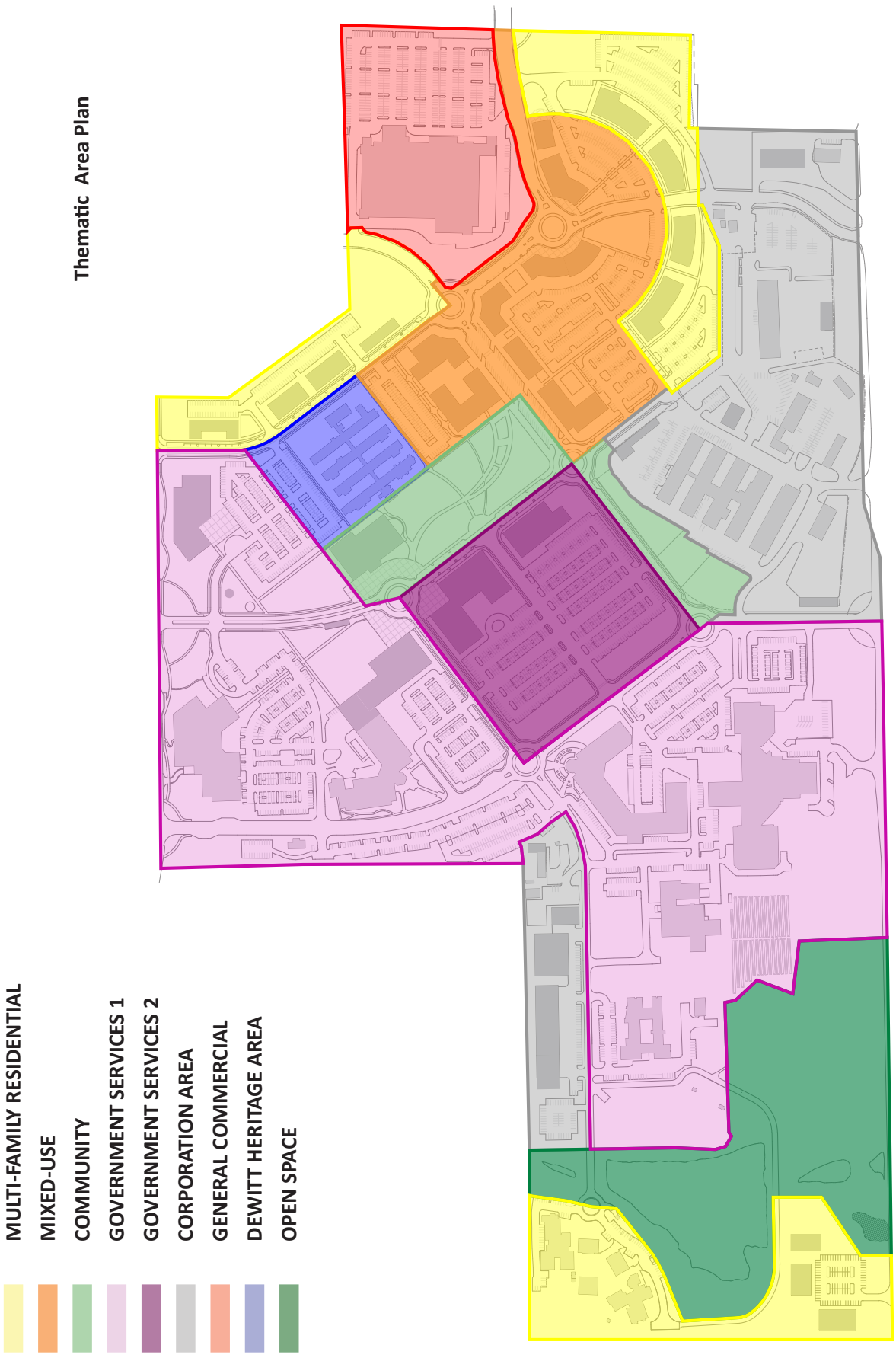
Corporation Yard

The corporation yard provides offices, warehouses and maintenance equipment and storage for departments that serve the greater county. This area provides the county services the flexibility needed to continue to offer support and maintenance to the County as a whole.

General Commercial & Open Space.

These land uses are well established within the government center and will continue to be governed by the regulations established in chapter 17 of the County Code.

Thematic Area Plan



07 GOVERNMENT SERVICES

07.01 Defining Campus Character

The County has determined that the character of specific buildings within the Government Center will serve as the minimum standard for future development. These buildings have specific design features that are seen as good examples for development projects to follow. The massing proportions, use of materials and strong presence of roof lines are a few of the elements which the County desires to be emulated throughout the campus.

Community Development Resource Center

Community Development Resource Center

- Emphasis of main entry located at terminus of pedestrian path.
- Use of full dimensional brick as primary cladding material, variation in brick color and dispersal of accent bricks to break up large spans.
- Asymmetrical sloped roof-lines have a strong presence on the building.
- Use of standing seam as roofing material.
- Transparency from exterior into interior public spaces.
- Strong entry structure that combines the use of brick and metal while complementing building forms.
- Building facade changes with solar orientation.

Animal Services Center

Animal Services Center

- Use of brick and plaster a primary cladding material.
- Strong presence of asymmetrical standing seam metal roof.
- Appropriately proportioned and scaled.
- Sustainable and high performance building features.

Finance Administration Building

Finance Administration Building

- Emphasis of main entry is easily identifiable and serves as a way finding element to the campus.
- Use of brick as a primary building material.,
- Intermediate banding and accent tiles are used to interrupt large expanses.
- Integrated shading devices.

Auburn Justice Center

Auburn Justice Center

- Emphasis of building indicates main entry.
- Use of brick as primary cladding material.
- Standing seam metal roof.
- Integrated shading devices.

Continued Development

The continued development in the Government Services Use Area core should promote density and the creation of a clearly defined campus. When located on primary campus roadways, the building forms should create a defined urban edge. This edge supports the pedestrian experience by defining walkways and courtyards. Every new building or major addition has the responsibility to build upon and improve the pedestrian experience of the campus as a whole.

07.02 Building Siting - Setbacks and Building Access

Design Intent

- Create a strong built edge along County Center Drive through established street setbacks.
- Maximize passive solar strategies through building orientation.
- Create prominent, ceremonial and welcoming main building entrances.
- Provide safety and security for building patrons through sensitive design for day and night conditions.

Design Guidelines

- Primary facade of building should be located on the setbacks as defined in the Placer County Government Center Development Standards and front County Center Drive.
- Where possible, orient building in a manner that maximizes passive solar mitigation techniques.
- Provide spacious pedestrian plazas and appropriate landscaping at primary entries.
- Building and plaza lighting should provide minimal glare and should focus on entries.
- Provide covered entries through the use of canopies and/or pergolas that are designed in harmony with the buildings materials and aesthetic.
- Primary Building entrances should be provided on the public street and be at grade where possible.
- Through lobbies should be considered when appropriate for pedestrian connectivity.
- Ramps should be avoided where possible through the use of sloped walks that are below the current ADA standards.

07.03 Form and Scale

Design Intent

- Establish strong building continuity along streets through building design.
- Create a unified campus and strengthen the sense of place.
- Reinforce pedestrian experience through appropriate sized architectural elements.
- Assist in overall wayfinding though the design and implementation of architectural feature elements of the building.

Design Guideline

- Large buildings should employ massing strategies which reduce their apparent scale.
- Buildings that front a common street should be of similar scale.
- Buildings on corner sites should relate in scale to both streets and/or paths which they face.
- Although government buildings are relatively large, the design should incorporate elements at the street level that relate to human scale.
- Where function or program dictate that a building be larger than its neighbors, it should be composed in ways that relate to adjacent buildings.
- Primary buildings should provide vertical elements, such as a tower, as part of the buildings mass to serve as terminus points to view corridors and architectural emphasis at major intersections.
- Primary entrances to buildings should be located at the ends of significant view corridors.
- Simple and strong formal gestures are encouraged at building entrances.

07.04 Architectural Character

Design Intent

- Establish physical identity of the Government Services land use areas.
- Reinforce the campus through integrated way finding elements such as tower and other landmarks.
- Reinforce the campus architectural language through use of complementary design elements.
- Provide pedestrian scale interest. .

Design Guidelines

- Primary facades which are experienced at close range, should be composed and detailed to enhance the pedestrians' visual experience.
- Use of quality materials and finishes, careful detailing and pedestrian scaled elements are a priority for facades that face the public realm .

Roofs

- Standing seam metal roof of a complementary color should be used on all sloped applications where visible.
- Special attention should be paid to the aesthetic quality of roofs and their contribution to the building form.
- Roof penetrations should be minimized and hidden from view.
- Roof mounted mechanical units should be screened from street level view. Mechanical wells should be incorporated into the building massing and form.
- Roofs should be designed in a manner to support photo voltaic panels and maximize solar orientation.
- Overhangs and projections should be designed in a manner to provide shade and assist with solar heat gain mitigation.
- Roof extensions are encouraged where appropriate. They should be used as a design feature that create interest in the building, create pleasant outdoor spaces and identify building entries.
- Gutters, fascias, trim, etc. should be an integral color to match roof material.

Windows

- The overall scale and proportions of windows and mullion patterns should relate to human scale.
- The location, size and composition of windows should be appropriate to a building's use and should provide natural light in ways that are appropriate to a building's functional requirements.
- Where possible, occupied spaces within buildings should have views that are oriented toward exterior open spaces.
- Shading devices should be used to improve occupant comfort and should be integrated into the building design.
- Each building should employ a variety of fenestration techniques through the mix of curtain wall, punched openings, etc.
- Special emphasis should be placed on the building entries and corners through the use of glazing.
- Buildings are encouraged to take advantage of skylights to provide natural daylighting throughout all internal parts of the building.

Glazing and Window Frames

- The use of highly reflective glass is strongly discouraged.
- Vision glass should be clear and use high performance coatings.
- Designers should consider solar orientation and balance heat gain with transparency.
- Glazing should be used in a manner as to identify primary entrances or major public spaces within the building. Window frames should be high quality durable material with priority given to windows that are adjacent to the public realm.

Building Additions

- Additions to existing buildings should follow one of the following design strategies:
    a. Create continuity with and reinforce the best characteristics of the existing building.
    b. Be clearly differentiated from, though compositionally consistent with the existing building.

Service Areas

- Service areas should accommodate more than one building when practical.
- Trash enclosures and service areas should be located at the rear of the building and screened from public streets.
- Acoustical impacts to public areas from service or equipments should be minimized.
- All utilities should serve the building through underground connections.

07.05 Materials

A variety of exterior building materials have been used across the Government Center campus and contribute to the overall physical identity. Designers are encouraged to familiarize themselves with the materials and should be prepared to speak confidently about how the architectural composition, materials and detailing of proposed building elements are appropriate to the physical identity of the Placer County Government Center Campus.

Design Intent

- Reinforce the established pallet of materials throughout the Placer County Government Center.
- Create timeless building design qualities across the campus.
- Create an identifiable sense of place through a unified building aesthetic.

Design Guidelines

Brick

- Brick should be the main cladding material of the building.
- Designers should use a brick mix with a variety of fired tones. Strategic use of accent brick is encouraged.
- Use of full dimensional brick is strongly encouraged because of aesthetic qualities and durability.

Exterior Cement Plaster

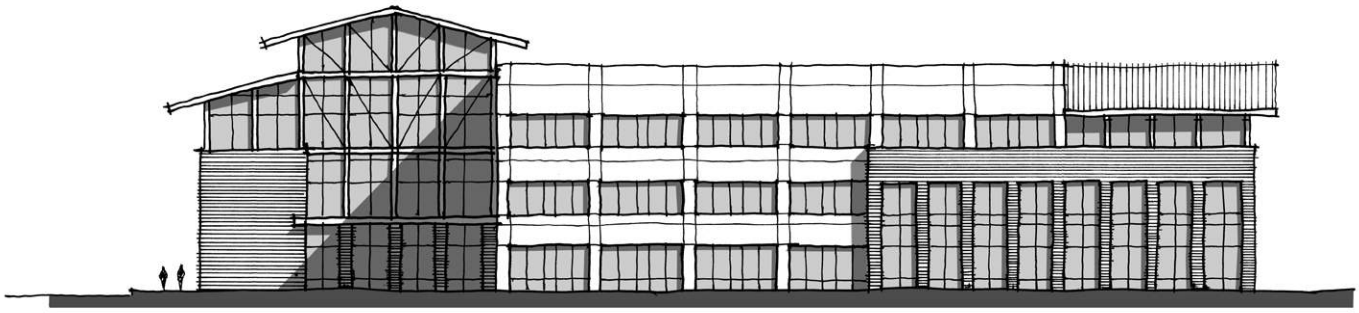
- Plaster or concrete with plaster like texture can be used as a supportive material .
- Selected colors should be earth toned and be complementary to brick and glazing.
- Care should be taken in applying and aligning expansion and control joints.

Metal Assemblies

- Metal assemblies are to be used as accent pieces such as awnings and canopies.
- Should be used in combination with brick or masonry in a manner that is complementary to the building facade.

Other Materials

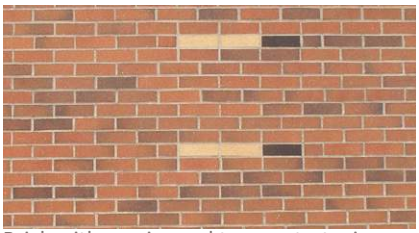
- Use of wood is discouraged because of durability and maintenance requirements.
- Poured-in-place concrete finish as a limited accent.
- Pre-cast concrete panels with brick finish as primary treatment.
- Use of other materials should be secondary in the design and reviewed on a case by case basis by the Design Review Committee for aesthetic quality durability and continuity with the campus character as a whole.



Conceptual elevation on County Center Drive - Government Services Building

Conceptual elevation on B Ave. - Government Services Building

Primary Building Materials



Brick with varying red tones; strategic use of accent brick is encouraged

Exterior cement plaster with earth tones and find sand finish

Standing seam metal roof with factory finish

GOVERNMENT SERVICES GUIDELINES

These are examples of buildings that employ the forms and use of materials desired for government buildings on campus.

The use of brick as the primary building material is desired. Special emphasis should been placed on entries and building corners with greater amounts of glazing . Metal awnings, canopies and/or accent features reach out and connect pubic spaces with the building. Expression of roof forms on government buildings is a major element in campus identity. All sloped roofs should be standing seam metal roof with a color that is complementary to the building and greater campus.

08 MULTI-FAMILY RESIDENTIAL

Multi-family residential developments within the Placer County Government Center will play an important part in the success of the overall development. The residential component will help support commercial activities and activate the public spaces within all land use areas. The following are descriptions of the design intent and guidelines for multi-family residential development as they contribute to the PCGC Master Plan goals.

08.01 Building Siting - Setbacks and Building Access

Design Intent

- Create a strong built edge along any streets they front.
- Reinforce major pedestrian pathways and corridors.
- Increase activity on streets and in public spaces.
- Maximize passive solar strategies through building orientation.
- Provide safety and security for residents through sensitive design for day and night conditions.

Design Guidelines

- Primary facade of building should be located on setbacks as described in the development standards.
- Where possible, buildings should be oriented in a manner that maximizes passive solar mitigation techniques.
- Building lighting should provide minimal glare and should focus on entries.
- Entries should be covered through the use of canopies and/or pergolas that are designed as part of the building form and in harmony with the building aesthetic. Use of fabric canopies are strongly discouraged.
- Primary building entrances should be easily identifiable and face the street or pedestrian promenade that the building fronts.

08.02 Form and Scale

Design Intent

- Establish area continuity through building design.
- Create a unified campus and strengthen the sense of place.
- Reinforce pedestrian experience along the major streets of the campus.

Design Guidelines

- Buildings that front a common street should be of similar scale.
- Buildings on corner sites should relate in scale to both streets and/or paths which they face.
- Facades should provide variation in the vertical plane.
- Primary building entrances should be easily identifiable through simple and strong formal gestures.
- Balconies are encouraged and should cross the vertical plane of the facade with the majority inset into the building mass.

08.03 Architectural Character

Design Intent

- Encourage well designed timeless buildings.
- Establish physical identity for residential buildings within Multi-Family use area.
- Improve connectivity through the establishment and reinforcement of pedestrian and vehicular pathways
- Provide pedestrian scale interest. .

Design Guidelines

- Primary facades which are experienced at close range, should be composed and detailed to enhance the pedestrians' visual experience.
- Use of quality materials and finishes, careful detailing, and pedestrian scaled elements are a priority for facades that face the public realm .

Roofs

- Standing seam metal roof of a complementary color should be used on all sloped applications where visible.
- Special attention should be paid to the aesthetic quality of roofs and its contribution to the building form.
- Roof penetrations should be minimized and hidden from view.
- Roof mounted mechanical units should be screened from view. Mechanical wells should be incorporated into the building massing and form.
- Roofs should be designed in a manner to support photo voltaic panels and maximize solar orientation when possible.
- Gutters, fascias, trim, etc. should be an integral color to match roof material.

- Sloping standing metal roofs can be used to accent building features , identify entries, and/or provide building interest. Balconies should cross the vertical plane with the majority inset into the building mass.

Windows

- The overall scale and proportions of windows should relate to human scale.
- The location, size and composition of windows should be appropriate to the use, providing natural light in ways that are appropriate to a building's functional requirements.
- Where possible, occupied spaces within buildings should have views that open toward exterior open spaces.
- Shading devices should be used to improve occupant comfort and should be integrated into the building design.

Glazing and Window Frames

- The use of highly reflective glass is strongly discouraged.
- Vision glass should be clear and use high performance coatings.
- Designers should consider solar orientation and balance heat gain with transparency.
- Window frames should be high quality durable material with priority given to windows that are adjacent to the public realm.
- Use of vinyl windows may be allowed in residential units, but must be reviewed and approved by the design review committee. The committee shall consider, but is not limited to reviewing:
    a. Aesthetics: color, depth and quality in relation to the campus as whole.
    b. Location on the facade and their proximity to the public realm.
    c. Example installations when available.

Services

- Service areas should accommodate more than one building when practical.
- Trash enclosures and service areas should be located at the rear of the building and screened from public streets.
- Acoustical impacts to public areas from service or equipments should be minimized.
- Satellite dishes and other services should be concealed from public view. Single service points are strongly encouraged.
- All utilities should serve the building through underground connections.

08.04 Materials

Design Intent

- Encourage use of high quality, low maintenance and durable materials.
- Continue established pallet of materials throughout the campus.
- Produce timeless building qualities.
- Create and identifiable sense of place through a unified building aesthetic.

Design Guidelines

Brick

- Brick is encouraged to be a major cladding material of all multi-family buildings.
- When using brick, designers should select a mix with a variety of fired tones.
- Use of thin brick may be used, but must be detailed in a manner that appears to be full dimensional brick. The designer should include, but is not limited to the following:
    a. Utilize alternating corner pieces.
    b. Terminate thin brick veneer into inside corners.
    c. Take extra care in locating control joints.
    d. Select a mix that has random tones to avoid tiled appearance.
    e. Wall construction should be detailed in a manner that allows recessed window and doors from the exterior face of the building.

Exterior Cement Plaster

- Plaster or concrete with plaster like texture can be used as a supportive material. Designers are encouraged to use complementary colors to avoid a monotonous building facade.
- Colors selected should use earth tones.
- Care should be taken in applying and aligning expansion and control joints.

Fiber Cement Panel System

- Exterior, panelized fiber cement cladding system may be used as a secondary material.
- Extra care should be taken when selecting fastening methods as well as locating seams and joints.
- Earth tone colors and simulated natural textures for accent application is acceptable.
- No shingles, board & batten and thin material should be used. Use of architectural wall panel systems is desired.

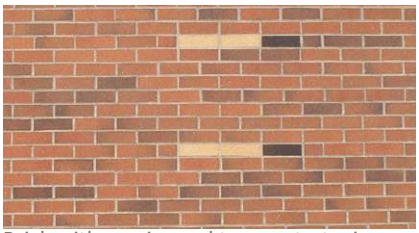
Metal Assemblies

- Metal assemblies are encouraged to be used as accent pieces such as window awnings and entry canopies.
- Metal should be used in combination with brick or masonry in a manner that is complementary to the building facade.

Other Materials

- Exposed wood siding, trim exposed structural elements, etc. are discouraged because of maintenance requirements.
- Use of other materials should be secondary in the design and reviewed on a case by case basis by the Design Review Committee for aesthetic quality, durability and continuity with the campus character as a whole.

Primary Building Materials



Brick with varying red tones; strategic use of accent brick is encouraged

Exterior cement plaster with earth tones and find sand finish

Standing seam metal roof with factory finish

MULTI-FAMILY RESIDENTIAL GUIDELINES

Earth tone fiber cement panels as secondary material

These are examples of multi-family residential buildings which have the qualities preferred to be implemented on projects within the PCGC Master planned area.

It is highly desired that brick s a primary design element of main building elevations. Passive shading strategies such as inset balconies and integrated canopies should be designed as part of the building form. All sloped roofs should be standing seam metal roof with a color that is complementary to the building and overall campus character.

09 MIXED-USE

The intent of the Mixed-use Area within the government center is to create a dynamic and lively Town Center with a variety of uses. The ground level generally should not be used for residential living units to encourage activity along the streets. The commercial uses of the mixed-use areas are encouraged to occupy a portion of the sidewalk during hours of operation. The upper stories provide additional opportunities for multi-family housing. The following are descriptions of the design intent and guidelines for the mixed-use areas.

09.01 Building Siting - Setbacks and Building Access

Design Intent

- Create a strong mixed-use center that draws a variety of uses.
- Reinforce the pedestrian experience.
- Increase pedestrian activity on street.
- Maximize passive solar strategies through building orientation.
- Provide safety and security for residents and patrons through sensitive design for day and night conditions.

Design Guidelines

- Primary facade of building should be located directly adjacent to the sidewalks as defined by the Development Standards.
- Lighting should provide minimal glare and should focus on entries.
- Entries should be covered through the use of canopies and/or pergolas that are designed as part of the building form and in harmony with the building aesthetic. Use of fabric canopies are strongly discouraged.
- Primary building entrances should be easily identifiable and face the street or pedestrian promenade that it fronts.

09.02 Form and Scale

Design Intent

- Establish area continuity through building design.
- Strengthen the sense of place in the town center
- Reinforce experience by providing pedestrian scale interest. .

Design Guidelines

- The ground floor should not be used for living area.
- The ground floor should be designed in a manner that encourages a direct connection to the street.
- Buildings that front a common street should be of similar scale.
- Buildings on corner sites should relate in scale to both streets and/or paths which they face.
- Facades should provide variation in the vertical plane
- Simple and strong formal gestures are encouraged at building entrances.
- Balconies are strongly encouraged and should cross the vertical plane of the facade with the majority inset into the building mass.

09.03 Architectural Character

Design Intent

- Encourage well designed timeless buildings.
- Establish physical identity and standard for buildings within mixed-use area.
- Improve connectivity through the establishment and reinforcement of pedestrian pathways.

Design Guidelines

- Primary facades which are experienced at close range, should be composed and detailed to enhance the pedestrians' visual experience.
- Use of quality materials and finishes, careful detailing and pedestrian scaled elements are a priority for facades that face the public realm.

Roofs

- Special attention should be paid to the aesthetic quality of roofs that are visible from the public areas.
- Standing metal seam should be used for all exposed sloped roofs. Color should be complementary to the other building materials.
- Roof penetrations should be minimized and hidden from view.
- Roof mounted mechanical units should be screened from street level view. Mechanical wells should be incorporated into the building massing and form.
- Gutters, fascias, trim, etc. should be an integral color to match roof material.
- Roof decks within the mixed-use town center provide opportunities or outdoor amenity space.
    a. Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.
    b. Design any stair and/or elevator penthouses to minimize the visibility from the street.
    c. Design solid parapets to be compatible with the overall building proportions and other building elements. Recommended at 36" to screen from street level.
    d. Guardrails should be set back from all edges of the building.

Windows

- The overall scale and proportions of windows should relate to human scale.
- Ground floor apertures are encouraged to be designed in a manner that allows the free flow of pedestrian traffic between the street and ground floor.

- The location, size and composition of windows should be appropriate to the use, providing natural light in ways that are appropriate to a building's functional requirements.
- Where possible, occupied spaces within buildings should have views that open toward exterior open spaces.
- Shading devices should be used to improve occupant comfort and should be integrated into the building design.
- Metal awnings, canopies or other shading devices are encouraged at street level to provide comfort for pedestrians and patrons.

Glazing and Window Frames

- The use of highly reflective glass is strongly discouraged.
- Vision glass should be clear and use high performance coatings.
- Designers should consider solar orientation and balance heat gain with transparency.
- Window frames should be high quality durable material with priority given to windows that are adjacent to the public realm.
- Use of vinyl windows may be allowed in residential units above street level, but must be reviewed and approved by the Design Review Committee. The committee shall consider, but is not limited to reviewing:
    a. Aesthetics: color, depth and quality in relation to the campus as whole.
    b. Location on the facade and their proximity to the public realm.
    c. Example installations when available.

Services

- Service areas should accommodate more than one building when practical.
- Trash enclosures and service areas should be located at the rear of the building and screened from public streets.
- Acoustical impacts to public areas from service or equipments should be minimized.
- Satellite dishes and other services should be concealed from public view. Single service points are strongly encouraged.
- All utilities should serve the building through underground connections.
- Service boxes should be placed on facades where they are not visible from the right-of-way or private streets.

09.04 Materials

Design Intent

- Encourage use of high quality, low maintenance and durable materials.
- Continue established pallet of materials throughout the mixed-use area.
- Produce timeless building qualities.
- Create an identifiable sense of place through a unified building aesthetic.

Design Guidelines

Brick

- Brick should be use as the main cladding material of the building.
- Designers should select a brick mix with a variety of tones. Strategic use of accent brick is encouraged.
- Use of full dimensional brick is strongly encouraged because of aesthetic qualities and durability.

Exterior Cement Plaster

- Plaster or concrete with plaster like texture can be used as a supportive material. Designers are encouraged to use complementary colors to avoid a monotonous building facade.
- Colors selected should use earth tones.
- Care should be taken in applying and aligning expansion and control joints.

Metal Assemblies

- Metal assemblies are encouraged to be used as accent pieces such as awnings and canopies.
- Metal should be used in combination with brick or masonry in a manner that is complementary to the building facade.

Fiber Cement Panel System

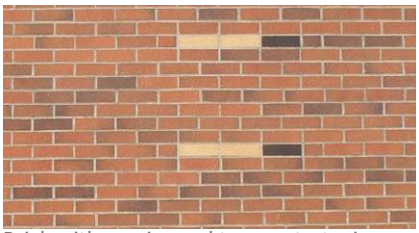
- Exterior, panelized fiber cement cladding system may be used as a secondary material above street level and public realm.
- Extra care should be taken when selecting fastening methods as well as locating seams and joints.
- Earth tone colors and simulated natural textures for accent application is acceptable.
- No shingles, board & batten and thin material should be used. Use of architectural wall panel systems is desired.

Other Materials

- Use of wood is discouraged because of durability and maintenance requirements.
- Use of other materials should be secondary in the design and reviewed on a case by case basis by the Design Review Committee for aesthetic quality durability and continuity with the campus character as a whole.

MIXED-USE GUIDELINES

Primary Building Materials



Brick with varying red tones; strategic use of accent brick is encouraged

Exterior cement plaster with earth tones and find sand finish

Standing seam metal roof with factory finish

MIXED-USE GUIDELINES

These are examples of buildings and public spaces that create the sense of place desired for the mixed-use areas within the Town Center area of the PCGC Master Plan.

It is highly desired that brick is a primary design element of main building elevations. Passive shading strategies such as inset balconies and integrated canopies should be designed as part of the building form. All sloped roofs should be standing seam metal roof with a color that is complementary to the building and overall campus character.

Building form and Designs should encourage a mix of uses and allow for adaptability or chance of use over time is a key factor in the mixed use area.

10 DEWITT HERITAGE

The Dewitt Heritage Area is intended to utilize a portion of he original DeWitt Hospital buildings within the Placer County Government Center Master Plan. The use of the buildings will adapt with the governmental and market needs over time. Allowing the buildings in this use area to be flexible is an important aspect within the Dewitt Heritage Area.

10.01 Building Siting - Setbacks and Building Access

Design Intent

- Maintain original look and feel of existing buildings.
- Reinforce pedestrian pathways.
- Allow flexibility of uses while maintaining the integrity of original buildings.

Design Guidelines

- The primary facade of buildings should maintain alignments with existing buildings.
- Building entrances should be located on the ends as in the original building design.
- Prominent building entries/access from the Community Green is encouraged.

10.02 Form and Scale

Design Intent

- Maintain the use area character .
- Retain the original massing of the Dewitt Hospital buildings.

Design Guideline

- Building massing and/or additions should replicate the existing heritage buildings.

10.03 Architectural Character

Design Intent

- Retain identity and character for buildings within the DeWitt Heritage Area.

Design Guidelines

Roofs

- Roof slopes and overhangs should match the existing buildings within the use area.
- Individual damaged shingles should be replaced with those of a similar material, shape and color to maintain a uniform appearance.
- Roof penetrations should be minimized and hidden from view.

Windows

- Size and location of windows should be consistent with the existing buildings within the use area.

Additions

- Additions to existing buildings should create continuity with and reinforce the best characteristics of the existing building.

Services

- Service areas should accommodate more than one building when practical.
- Trash enclosures and service areas should be located at the rear of the building and screened from public streets.
- Acoustical impacts to public areas should be minimized.
- All new utilities should serve the building through underground connections.

10.04 Materials

Design Intent

- Maintain the existing and established pallet of materials used in the DeWitt Heritage Area.
- Create an identifiable sense of place through a unified building aesthetic.

Design Guidelines

Masonry

- Masonry is the primary building material in the Dewitt Heritage Area.
- All new construction should be consistent with the original building material.

Glazing and Window Frames

- Window size and mullion patterns should be consistent with the original construction of the historical building.
- Vision glass should be clear and use high performance coatings.


HUMAN SERVICES

11 COMMUNITY

The Community area is intended to provide public amenities while increasing the walkability of the campus. The Community Green will provide a large, flexible public space that can serve for both large and small public gatherings. The Community/Events Center building(s) should have a direct connection to the Community Green and promote healthy living and the sense of community.

11.01 Building Siting - Setbacks and Building Access

Design Intent

- Create a direct connection between buildings and public open spaces.
- Reinforce the pedestrian experience.
- Maximize passive solar strategies through building orientation.

Design Guidelines

- Primary entry of building should be easily identifiable and face County Center Drive; secondary entrance should face community green.
- Entries should be covered through the use of canopies and/or pergolas that are designed as part of the building form and in harmony with the building aesthetic. Use of fabric canopies are strongly discouraged.

11.02 Form and Scale

Design Intent

- Establish use area continuity through building design.
- Building(s) should serve as a terminance to the Community Green while supporting outdoor activity.
- Reinforce pedestrian experience.

Design Guideline

- Building(s) should be designed in a manner that it relates to both the Government Services building and the Community Green.
- Facades should provide variation in the vertical plane.
- Simple and strong formal gestures are encouraged at building entrances.

11.03 Architectural Character

Design Intent

- Encourage well designed timeless buildings.
- Establish physical identity and standards for buildings within Community use area.
- Improve connectivity through the establishment and reinforcement of pedestrian and vehicular pathways.

Design Guidelines

Roofs

- Special attention should be paid to the aesthetic quality of roofs that are visible from the public areas.
- Standing metal seam should be used for all exposed sloped roofs. Color should be complementary to the other building materials.
- Roof penetrations should be minimized and hidden from view.
- Roof mounted mechanical units should be screened from street level view. Mechanical wells should be incorporated into the building massing and form.
- Gutters, fascias, trim, etc. should be an integral color to match roof material.

Windows

- The overall scale and proportions of windows should relate to human scale.
- The location, size and composition of windows should be appropriate to the use, providing natural light in ways that are appropriate to a building's functional requirements.
- Where possible, occupied spaces within buildings should have views that open toward exterior open spaces.
- Shading devices should be used to improve occupant comfort and should be integrated into the building design.
- Metal awnings, canopies or other shading devices arr encouraged at street level to provide comfort for pedestrians and patrons.

Glazing and Window Frames

- The use of highly reflective glass is strongly discouraged.
- Vision glass should be clear and use high performance coatings.
- Designers should consider solar orientation and balance heat gain with transparency.

Services

- Service areas should accommodate more than one building when practical.
- Trash enclosures and service areas should be located at the rear of the building and screened from public streets.
- Acoustical impacts to public areas from service or equipments should be minimized.
- All utilities should serve the building through underground connections.

11.04 Materials

Design Intent

- Encourage use of high quality, low maintenance and durable materials.
- Continue established pallet of materials throughout the Community use area.
- Produce timeless building qualities.
- Create and identifiable sense of place through a unified building aesthetic.

Design Guidelines

Brick

- Brick should be use as the main cladding material of the building.
- Designers should select a brick mix with a variety of tones. Strategic use of accent brick is encouraged.
- Use of full dimensional brick is strongly encouraged because of aesthetic qualities and durability.

Exterior Cement Plaster

- Plaster or concrete with plaster like texture can be used as supportive material. Designers are encouraged to use complementary colors to avoid a monotonous building facade.
- Colors selected should use earth tones.
- Care should be taken in applying and aligning expansion and control joints.

Metal Assemblies

- Metal assemblies are encouraged to be used as accent pieces such as awnings and canopies.
- Metal should be used in combination with brick or masonry in a manner that is complementary to the building facade.

Other Materials

- Use of wood is discouraged because of durability and maintenance requirements.
- Use of other materials should be secondary in the design and reviewed on a case by case basis by the Design Review Committee for aesthetic quality durability and continuity with the campus character as a whole.

12 CORPORATION

The Corporation Areas assist the County in serving the larger region as a maintenance hub, staging area and storage for equipment and material. Because of its nature and use, it must have flexibility in the yard space and structures. It is highly recommended that a vegetated buffer which screens the activities from public view is located on all sides for the use when appropriate.

12.01 Building Siting - Setbacks and Building Access

Design Intent

- Minimize visual impact on surrounding land uses.
- Provide a safe and secure area to support County services.
- Allow flexibility of structures and space.

Design Guidelines

Edge Conditions

- The entire perimeter of the Corporation Yard should be screened with drought resistant vegetation.
- A security fence should be installed along the perimeter that allows vegetation to grow on both sides.
- Entrances should be located in a manner that does not create unnecessary commingling of county service and public traffic patterns.

Additions and modifications to Heritage Structures

- Additions to existing buildings should create continuity with and reinforce the best characteristics of the existing building when appropriate for the intended use.

Services

- Service areas should accommodate more than one building when practical.
- Trash enclosures and service areas should be screened from public streets.
- Acoustical impacts to public areas from service or equipments should be minimized.
- All utilities should serve the building through underground connections.

New Buildings

- Pre-manufactured Metal Buildings, Metal Canopies and other buildings of industrial nature are allowed within the corporation use area.
- Building Design and Materials selected shall be appropriate for the function of the building.

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13 LANDSCAPE DESIGN GUIDELINES

13.01 Introduction

Landscape includes the natural and built elements surrounding buildings and major structures. It encompasses vegetation, signage, hardscape, pedestrian amenities, art, parks, open spaces, streetscapes, parking, trails and other existing and developed components of places around us. Landscapes should be designed to respond to site functions and goals with consideration to issues such as aesthetic quality, safety and maintenance. The Landscape Guidelines are organized into three sections.

- The first describes campus-wide strategies to be considered as part of every project. It establishes guidelines for tree preservation and for the development of a healthy urban forest canopy to be applied throughout the campus.
- The second section organizes the campus into six distinct landscape zones and establishes the design intent and guidelines for each of the zones.
- The third section provides additional detail related to landscape components with the intent of ensuring continuity, consistency and high-quality landscape design elements for the campus's exterior public and private spaces.

A recommended plant palette is provided along with guidelines for hardscape materials, signage, fences and walls. Additional component of exterior spaces, such as site furnishings and lighting are addressed in previous sections of the Design Guidelines.

The landscape guidelines are intended to be applied in consideration of other applicable Placer County guidelines and documents, including the *Placer County Design Guidelines*, the *Auburn Bowman Community Plan*, the *2013 Placer County Landscape Design Guidelines*, the *Placer County Development Code*, the *West Placer Stormwater Quality Design Manual*, and the 2017 Ordinance adopting Placer County Code Chapter 15, Article 15.75 and amending Chapter 17, Article 17.54, Section 17.54.030(C), related to Water Efficient Landscaping. These documents provide general and specific goals and objectives to ensure that public places are attractive, function efficiently and provide an inviting and comfortable environment.

13.02 Landscape Design Guidelines Purpose and Core Values

The success of the Placer County Government Center is its focus on a compelling work environment, housing, the pedestrian environment, indoor and outdoor experiences, economic vitality, adaptive reuse and placemaking. The campus must provide engaging, attractive environments along its streets, creating experiences that make visitors, workers and residents want to stay. The Landscape Guidelines, in concert with the Campus and Building Guidelines must shape the character and quality of development within the campus to ensure that the pedestrian experience is enhanced. The guidelines are organized to address each of the components of a development project that impact the pedestrian environment: site design, parking, plazas and open space, signs and streetscape. By elevating the design of those components, the guidelines support the value of all the property in the campus and the value of the neighborhoods and retail districts surrounding it.

New development and improvement projects within the campus should follow a set of Core Values related to landscape design elements to ensure they contribute to the campus's goals and embrace high-quality design. The Core Values are as follows:

- Pedestrian Focus
- Authenticity
- Safety and Security
- Connectivity
- Vitality
- Sustainability
- Economic Vitality
- Quality

14 CAMPUS LANDSCAPE STRATEGIES

The following strategies are intended to be applied to all projects throughout the PCGC campus. The early incorporation of the strategies as part of site design and project development will achieve a landscape environment that respects key site features, increases shade and enhances user comfort, reduces water use, implements sustainability and promotes user safety.

14.01 Tree Preservation and Campus Tree Canopy

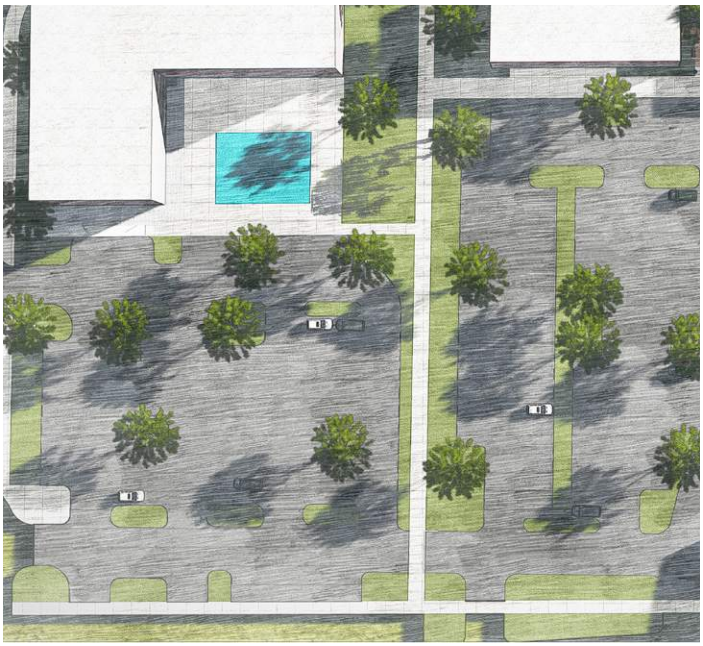
The PCGC campus contains a number of large, healthy and attractive trees. Preserving, enhancing and expanding this rich tree canopy will build on Placer County's Tree Preservation ordinance, and it will highlight the significance of the site's native oaks, specimen trees and large existing trees as well as the importance of surrounding agricultural lands. Article 12.16 of the Placer County Code establishes the general requirements for tree preservation within the county.

Design Intent

- To ensure that trees are planted extensively throughout the campus.
- To contribute to the project's sustainability.
- To help create comfortable microclimates for pedestrians.
- To create a feeling of safety for pedestrians by providing a buffer from automobiles on the street.
- To preserve existing, healthy trees where feasible.
- To provide an educational opportunity as employees, residents and visitors work, live and play in the campus.

Design Guidelines

- Native oaks and other large, healthy trees should be preserved and incorporated into the site design whenever possible.
- Groups of existing trees should be preserved where possible, to increase the likelihood of survival.
- Changes in surrounding conditions impact the likelihood of survival of existing trees. Care should be taken to not disturb the area within the drip line of existing trees during construction and best management practices should be utilized. At a minimum, no excavation should occur within six feet of trees 18 inches or less in diameter at breast height (dbh) or within ten feet of trees larger than 18 inches dbh.
- Arborists should be consulted if a project is proposed within the vicinity of existing oak trees and the other large, healthy trees, such as the sycamores.
- Existing trees should be incorporated into the site design to provide shade for pedestrian areas, gatherings spaces, park areas and parking areas. The trees provide an opportunity for enhanced user comfort and visual appeal, making exterior spaces more inviting and comfortable.
- New trees species should be drought tolerant, disease resistant, native or adapted and preferable have high carbon sequestration rates.
- Regardless of their location on the campus and based on their individual species and characteristics, new trees should be provided with the proper site area, soil conditions and irrigation to flourish and reach their intended shade canopy.
- New carport PV arrays should be designed with existing and new trees in mind, balancing site areas with vegetative and energy producing elements.



14.02 Water Conservation and Use of NID Canal Water

Drought conditions and California's water conservation ordinances require thoughtful consideration to significantly reduce demands on potable water. In California, about half of the urban water is used for landscape irrigation. Campus-wide water conservation strategies involves plant selection and irrigation strategies as well as increasing the soil's water holding capacity so that healthy plants can survive with less water. The use of the NID canal water or other potable water alternatives such as graywater and recycled or captured stormwater should be considered.

Design Intent

- To reduce irrigation demands and the use of potable water.
- To use irrigation best practices that conserve water.
- To establish a healthy, attractive and low water use landscape.

Design Guidelines

- The use of turf grass should be limited to areas of high visibility and where it has a specific functional use, such as the Community Green and other park areas. The use of turf grass for strictly ornamental applications should be avoided due to irrigation and maintenance requirements.
- Plant selection should emphasize species with low water needs and drought tolerance. The use of native and adapted, non-invasive species are strongly encouraged and reflects the County's natural environment.
- Natural areas should only use irrigation for establishment purposes.
- Grass species with lower watering needs should be utilized in low pedestrian traffic areas.
- All landscaping should use irrigation best practices that reduce water run-off and enhance water consumption.
- Irrigation practices and equipment should use water conservation best practices that reduce water consumption and waste. Use a central automatic controller with rain delay programming and evapotranspiration programming. Use appropriately sized, high quality irrigation component and other devices such as moisture sensors, pressure regulating devices and high efficiency nozzles.
- The use of decorative water (e.g., fountains) should be minimized to reduce water use and evapotranspiration.
- Irrigation design should group plants with similar water demands together on the irrigation zones. Watering for higher demand plants may be on a different schedule and use a different type of water distribution than drought-tolerant plants.
- Trees, shrubs and perennial beds should be on different irrigation zones than turf areas.
- The use of the NID canal water is encouraged, if feasible. The irrigation system should be designed in consideration of the canal's water quality (i.e., size of the filter). System maintenance should be adjusted accordingly.
- The maintenance plan should include mulching, top dressing and lawn aeration, weed removal and plant maintenance to ensure plants remain healthy.
- Rainwater should be managed so that it irrigates landscapes wherever possible.

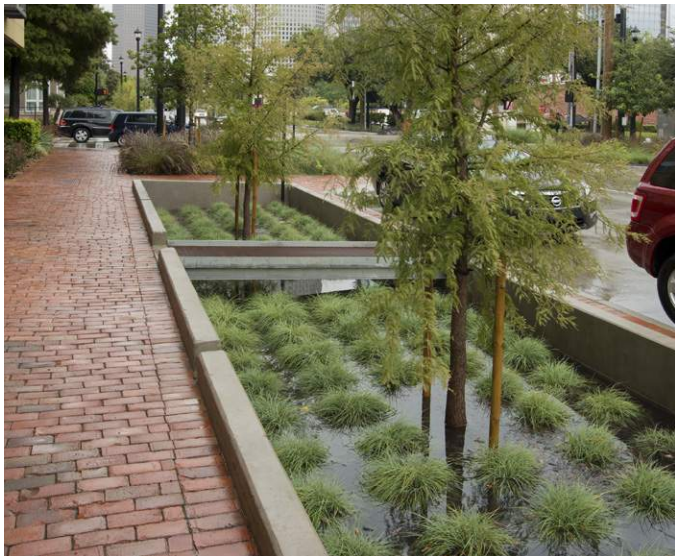
14.03 Stormwater Management

Design Intent

- To protect local environmental resources by mitigating stormwater runoff rate and quality.
- To employ low impact development (LID) best practices to the greatest extent possible to minimize the size of traditional stormwater infrastructure (e.g., detention basins, channels, etc.).
- To accommodate stormwater detention requirements in a way that does not limit the site's development.

Design Guidelines

- Design the stormwater system to meet CalGreen "stormwater runoff rate and quantity" voluntary measure requirements so there is no net increase in rate and quantity of stormwater runoff from existing to developed conditions. Projects are strongly encouraged to design the stormwater system so there is no net increase in rate and quantity of stormwater runoff from pre-development conditions.
- Design the stormwater system to meet CalGreen "stormwater runoff quality" voluntary measure requirements. Use post construction treatment control best management practices (BMPs) to mitigate (infiltrate, filter or treat) stormwater runoff from the 85th percentile 24-hour runoff event (for volume-based BMPs) or the runoff produced by a rain event equal to two times the 85th percentile hourly intensity (for flow-based BMPs).
- Low impact development (LID) best practices should be a primary component of the stormwater management system. Integrate LID stormwater facilities as part of streetscapes, parking areas and other landscape areas can allow water to infiltrate landscape areas and reduce runoff. Plant materials should be selected accordingly. Projects should comply with CalGreen "Low Impact Development" voluntary measure requirements, which require the use of at least two typical LID best practices (bio-retention, rain gardens, cisterns and rain barrels; green roofs; roof gutter (leader) diversion to the landscape, permeable and porous paving, vegetative swales, filter strips, tree preservation, etc.).
- Green roofs and alternative detention methods should be considered as part of an overall stormwater strategy and to reduce urban heat island impacts.
- Green spaces and landscape areas should accommodate stormwater detention and water quality requirements with landforms and live plant material in order to be an amenity and reduce irrigation requirements.
- Pervious paving materials should be considered where appropriate as part of the LID-based stormwater management plan.



14.04 Safety and Security

Design Intent

- To create a welcoming, intimate and safe environment.

Design Guidelines

- Crime Prevention through Environmental Design (CPTED) should be considered as part of site planning and design.
- Structures should be positioned to provide maximum visibility into adjacent public spaces, and locate main points of entry and exit onto the public space.
- Ample seating should be provided to encourage people to linger, thereby providing more "surveillance."
- Transit stops should be sited in visible areas and ensure that their design allows visibility from all sides.
- Bike racks should be located in convenient, highly visible areas to promote safety and reduce theft.
- The height of shrubs and tree canopies should not block sight lines. Maintain shrubs at 3' or less and the base of tree canopies at 8' or above.
- Properties adjacent to public open space and requiring fencing should utilize a view fence in order to maintain natural surveillance of common areas.
- Private open space should be located adjacent to common areas to enhance the sense of openness within the campus by allowing views into adjacent areas.
- Public routes and appropriate points of entry and exit should be clearly identified.
- Access to private areas should be discouraged through elements (barriers or signage) to indicate areas that are "off limits".
- Public areas including parks, plazas and civic spaces should incorporate threshold structures such as gateways, arbors, signage, etc. That convey a sense of entry and clearly mark points of access to those spaces.
- The boundaries between public, semi public/private and private spaces should be clearly delineated through landscape edge treatments, fencing and related techniques.
- Adjacent properties should always front to open spaces, streets, and gathering spaces to provide surveillance and communicate that these spaces "belong" to the surrounding community.
- Lighting should follow CPTED guidelines and be used appropriately throughout the campus. Lighting with sensors should be used along trails.
- Integrated deterrents such as planters, seat wall, natural boulders, concrete bollards, etc. should be located in such a manner to keep vehicles from having a direct path to main public entries at county facilities.

14.05 Utilities

Design Intent

- To create a welcoming and attractive campus.
- To reduce the visual impact of utilities in pedestrian areas and building entries.

Design Guidelines

- Utilities should not be visible from the public right-of-way or private streets.
- Streetscape designs should be completed prior to utility placement so utility boxes and vaults can be placed within preferred utility zones that will be established as part of the design process.
- Public Works should approve all materials and items located in the public right-of-way and all design elements that pertain to the right-of-way.
- Placement of utilities should be a coordinated effort to prevent utilities from being visible from the public right-of-way or private streets.
- Service boxes should be placed on facades where they are not visible from the right-of-way or private streets.
- Due to water quality, maintenance and potential hazard issues, the NID canal should be encased in underground pipeline.

15 LANDSCAPE MATERIALS

15.01 Paving

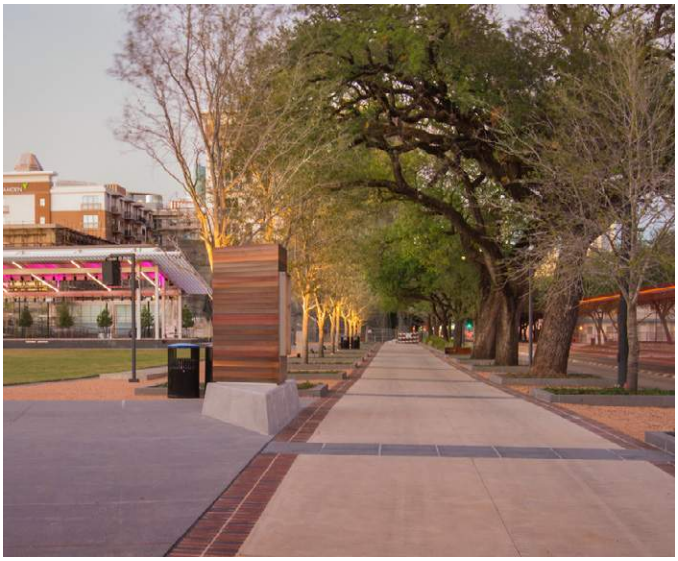
Special paving is a decorative element that distinguishes varying pedestrian conditions such as, but not limited to, plazas, highly used sidewalks, building entries and private amenity zones. It is a landscape element that helps establish the character of the campus or a special zone. Unique colors, textures and materials can be used to create variety and to embellish the public realm.

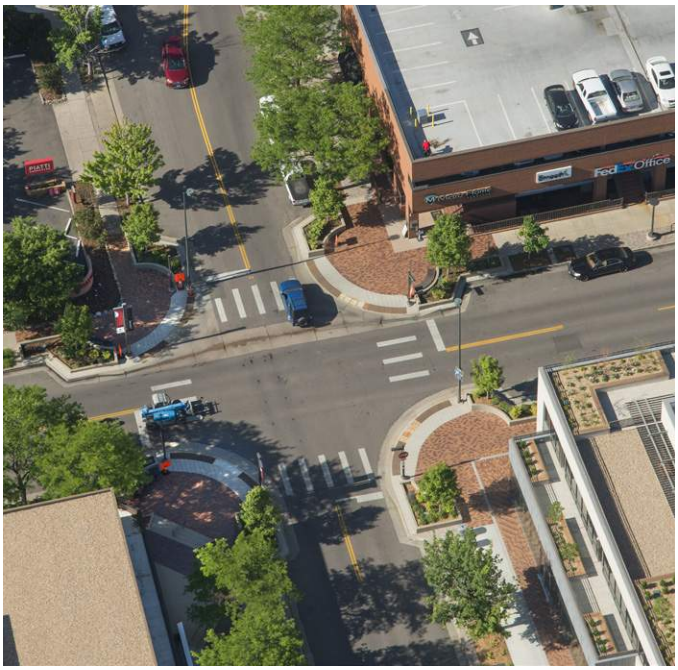
Design Intent

- To create visual interest and variety throughout the campus while providing design continuity.
- To encourage creative application of paving materials, textures and colors including, but not limited to, permeable paving, stamped concrete and brick.

Design Guidelines

- Special paving material should be used to highlight pedestrian areas associated with the sidewalk, special pedestrian areas, building entries and sidewalk cafes.
- Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- Where appropriate, the use of permeable paving should be used to reduce the amount of water runoff off-site.
- All streetscape pavements accessible by vehicles should be designed to withstand vehicular loading, anticipating potential use by service and emergency vehicles.





15.02 Landscape

The following descriptions define the functional purpose and visual intent of the landscape types:

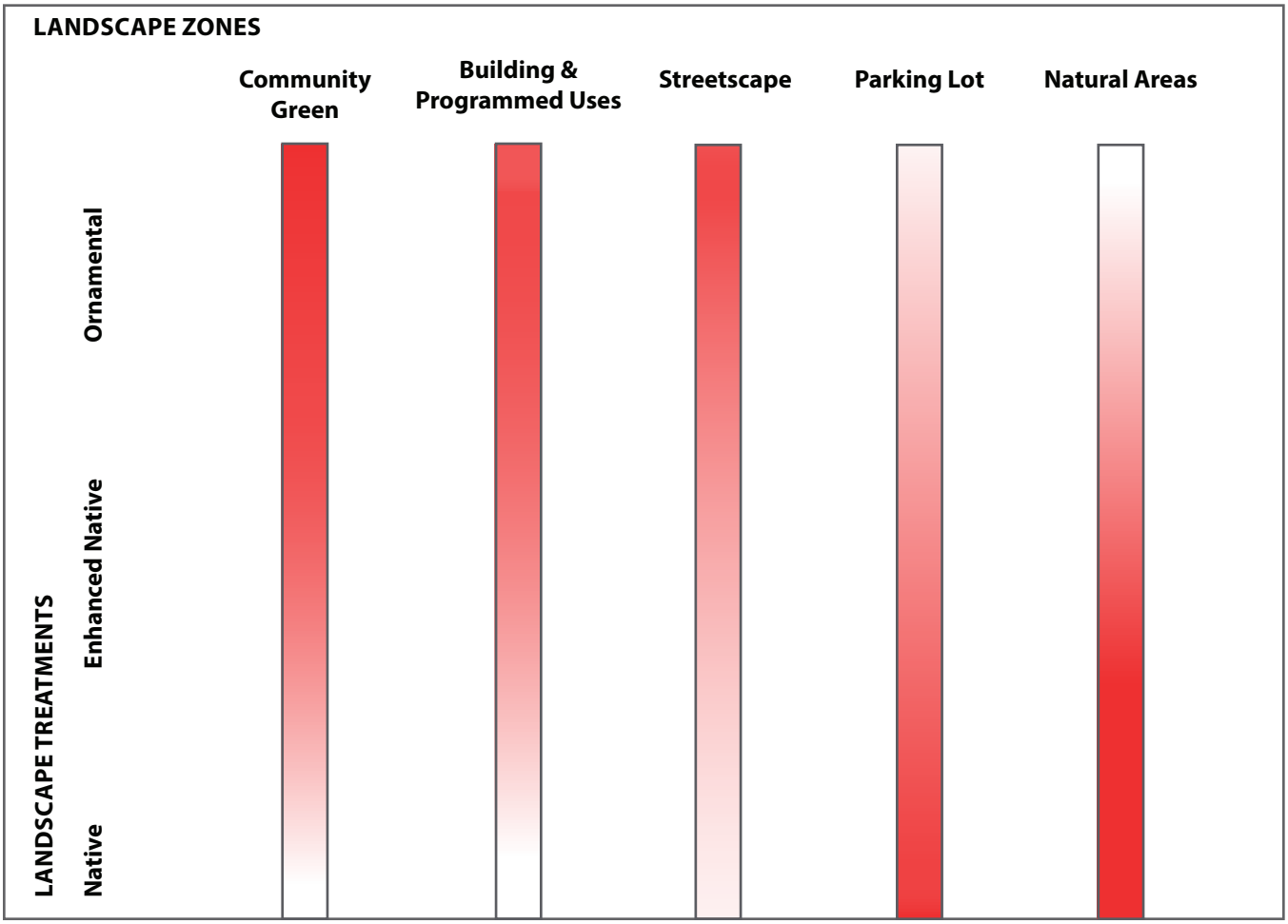
- To create a landscape system that extends to all mixed-use area neighborhoods and government service areas on the campus and provides a cohesive and recognizable landscape.
- To create a landscape system that links County government buildings, historical areas, parks, plazas, open-space areas, streets, drainages and residential areas.
- To bring nature into the campus and create landscapes in public places that attract and allow people to meet, recreate and socialize.
- To create landscapes that provide a variety of landscape types from native to cultivated.
- To provide landscapes that conserve water, provide cooling islands for climate control and provide shade along walkways.

Landscape Treatments

The following descriptions define the functional purpose and visual intent of the landscape types that will be used throughout the campus. Descriptions focus on the following planting design elements: plant form, mulch type, water use, mixing of vertical heights, density of plant materials, site drainage and wildlife attractants.

Landscape treatment are to be used in a cumulative manner, from Native being the most natural revegetation type, to Ornamental, which is the most intense. Each landscape type can include all of the plants identified in lower water use plant palettes. For example, the Ornamental landscape treatment can use plant materials from both the Enhanced Native and the Native recommended plant list. The purpose of this cumulative pattern is to encourage water conserving design in addition to providing variety.

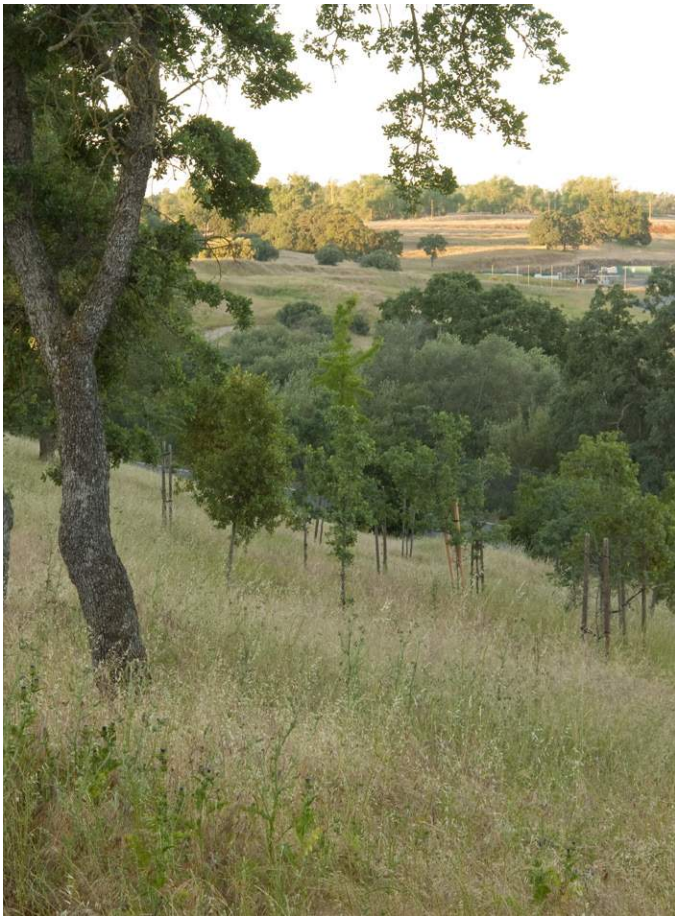
PLANTING COMPOSITION INTENSITY DIAGRAM



Landscape zones that are focal points of activity have a higher composition of ornamental and adapted native plants in their plant palettes to make effective use of resources.

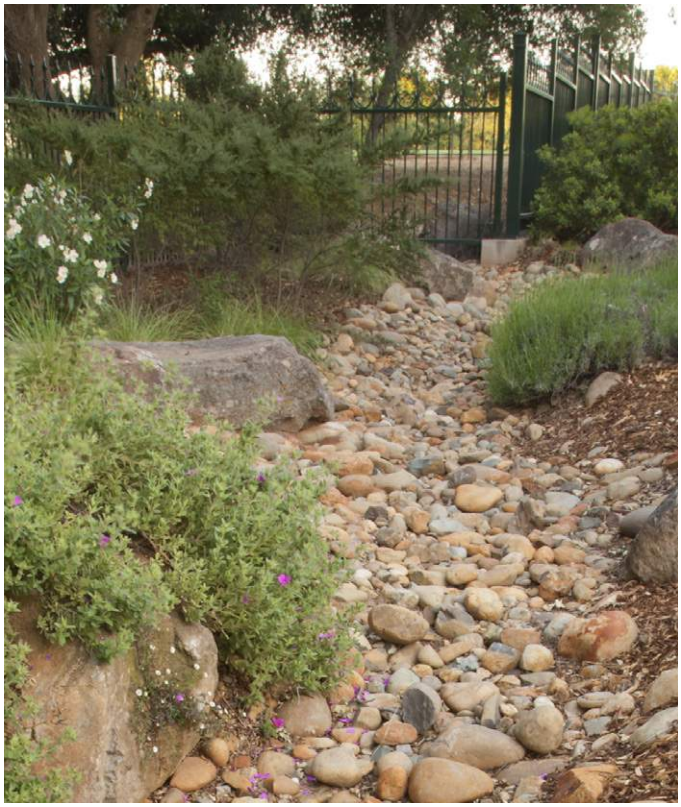
Landscape Treatment: Native

This landscape treatment includes use of a native plant palettes for Blue Oak Woodlands and annual grasslands and shrubs. This landscape type is dominated by a predominance of native oak trees with a moderate canopy cover. Annual grasses form most of the understory in open woodlands. Characteristic shrub species include California coffeeberry and several species of ceanothus and manzanita. The spacing and frequency of plant materials should follow native plant distributions. Native trees, such as Blue Oaks, plants and soils should be preserved or salvaged where plant health and development boundaries allow. Individual plants are widely separated by a uniform layer of native rock mulch. Tackifier may be used only as a revegetation treatment or in areas adjacent to revegetation area. Where appropriate, use special ground treatments in conjunction with naturalized channel design and infiltration methods for stormwater treatment. Although temporary irrigation is needed to assure plant establishment, this landscape treatment does not rely on permanent irrigation. Along with seeding, mature plants are used to provide an established plant community character.



Landscape Treatment: Enhanced Native

Combinations of plants from the native and adapted native plants and other similar landscape environments form this landscape type. Plants are combined in greater densities with layers of overstory and understory trees, understory shrubs or perennials and native rock mulch. This expanded plant palette includes plants selected for form, seasonal change, special texture and color. Drought-tolerant to medium-water use plants offer a unique aesthetic quality appropriate to the natural and cultivated North Auburn landscape and provide a full array of enriched landscape character. Decorative rock mulch, native or drought tolerant grasses and low growing drought tolerant groundcovers are used beneath all plant materials for erosion and dust control. Drip irrigation systems, localized to plant groupings, are used for this landscape treatment.

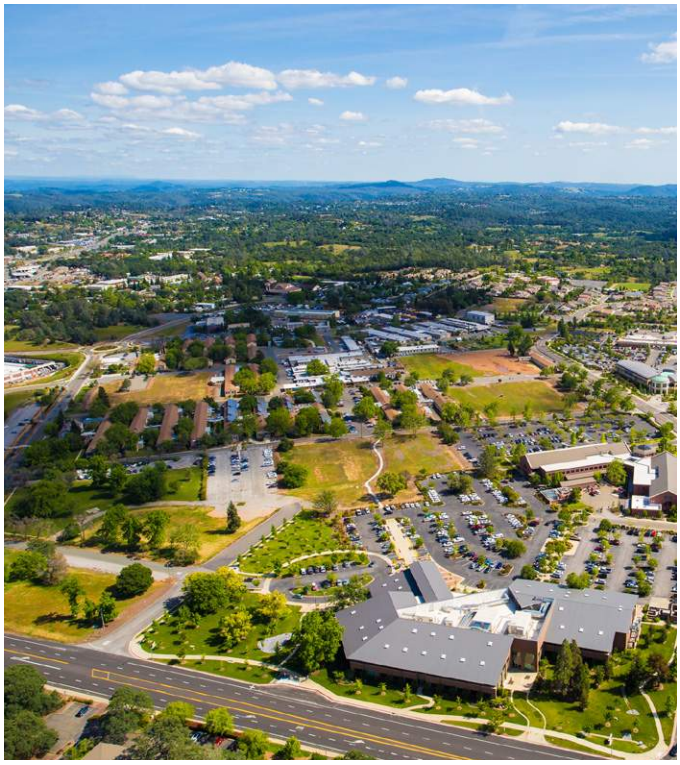


Landscape Treatment: Ornamental

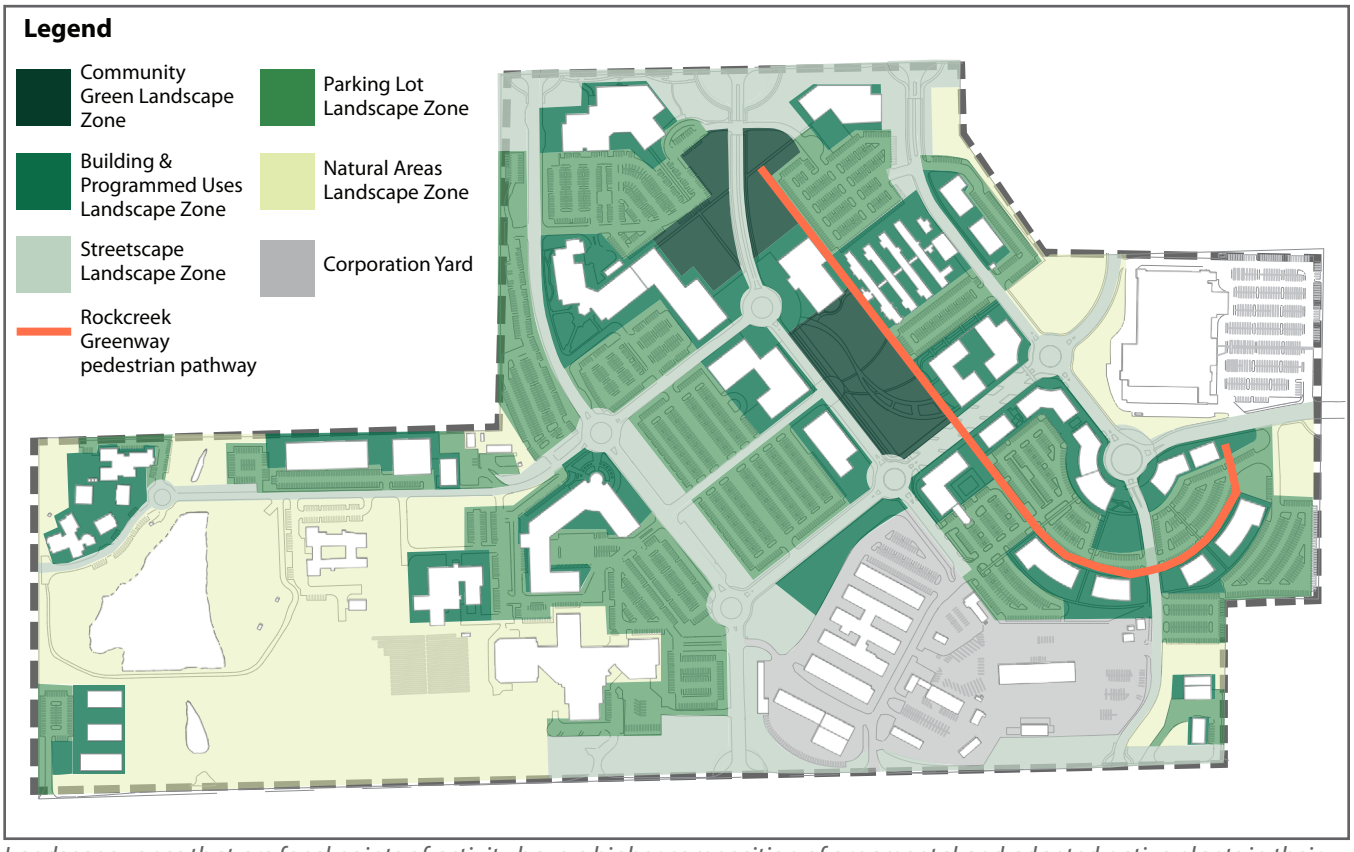
This landscape treatment is comprised of high diversity of plant species from all previous landscape types and additional plant species imported to this region. The landscape treatment uses denser combinations of plant materials and a wide variety of form and color to create dynamic contrasts to the more naturally occurring plant species and native grass areas. Patterns of plants and compositions of arrangements are not derived from naturally occurring plant communities. Rather, they are intended to form public spaces, reinforce the campus pattern, provide shade and enhance the campus's identity. Lawn areas are included for active-use areas. An organic or inorganic mulch and groundcovers are used as a consistent layer beneath all plant materials for surface evaporation reduction, erosion and dust control. An irrigation system for all plant groupings and lawn areas is required for this landscape treatment.

Landscape Zones: Where to Use the Different Landscape Treatments

The campus is categorized into Landscape Zones that describe the general use, character and landscape treatments to be used in each area. The zones range on a spectrum of lower maintenance and water use to more frequent maintenance and water use, depending on the location of the area on campus and the intensity of its use. Each landscape zone may be comprised of plant material from a combination of several or all of the plant communities. Zones in highly used areas will contain a higher percentage of plants from the ornamental landscape treatment, and zones in less used areas will contain a higher percentage of plants from the adapted native or native plant palettes. An overall emphasis has been placed on water conservation throughout all of the landscape zones. However, irrigation requirements may vary in order to maintain a specific aesthetic appropriate for the surrounding land use. The following pages outline descriptions and photographic examples define the plant community types that maybe be utilized in each landscape zone of the campus.



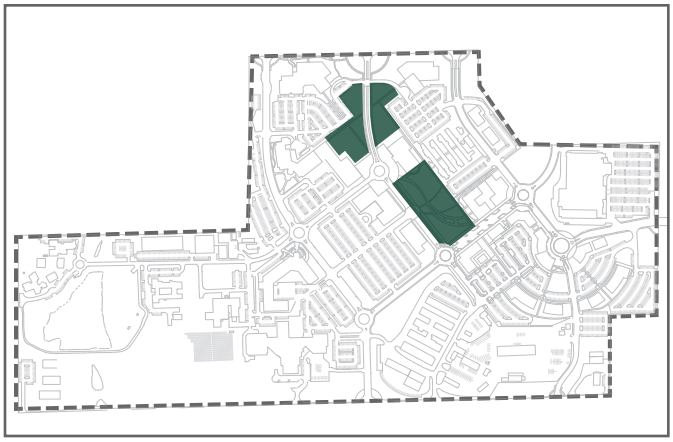
LANDSCAPE ZONES DIAGRAM



Landscape zones that are focal points of activity have a higher composition of ornamental and adapted native plants in their plant palettes than other zones to make effective use of resources

Landscape Zone: Community Green

Being at the heart of campus with high use and visibility, the Community Green will have a higher concentration of the ornamental landscape treatment mixed with enhanced native plants to create a polished, more manicured aesthetic for events and gatherings. The planting design should emphasize composition, varying textures, flowering plants and seasonal interest. The targeted use of turf promotes casual gathering and supports community events. Existing mature trees, complimented with newly planted trees, should provide increased shade coverage for comfortable gathering spaces.



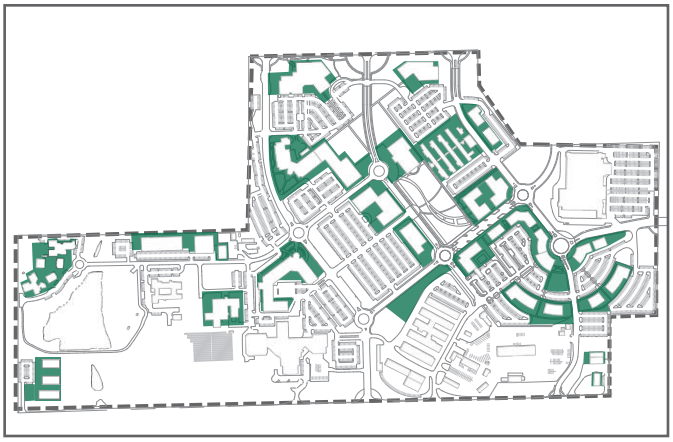
Community Green Landscape Zones Diagram

This landscape zone will feature small areas of turf surrounded by pockets of ornamental planting and preserved mature trees.

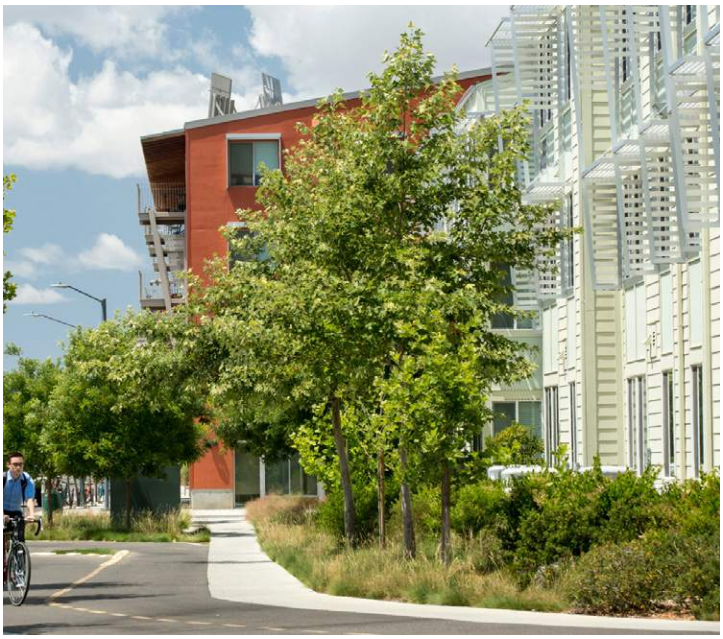
Landscape Zone: Building Entries and Use Areas

This landscape zone is applied around building entries and public and private gathering spaces. In addition, it includes community garden areas. Plantings around County government buildings should be low maintenance, but may utilize showy, but hearty groundcovers and shrubs to highlight entries. Mixed-use areas may use flowering perennials, textural grasses and ornamental trees around public plazas and high-use areas for visual interest. Shrubs and shade trees should be used throughout residential pocket parks.

Integrated passive deterrents such as planters, seat wall, natural boulders, etc. can be located in such a manner to keep vehicles from having a direct path to main public entries at county facilities while providing aesthetically pleasing public space amenities.



Building and Programmed Uses Landscape Zones Diagram

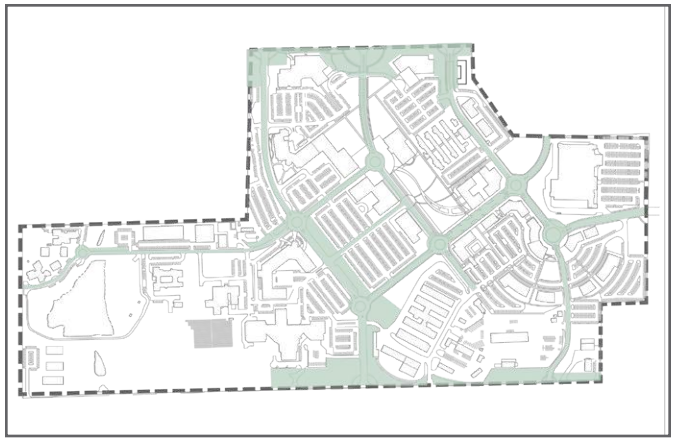


This zone will be defined by mixed ornamental and native plant palettes with heavy use of groundcovers, shrubs, and small trees. Community gardens are allowed as a special use area.

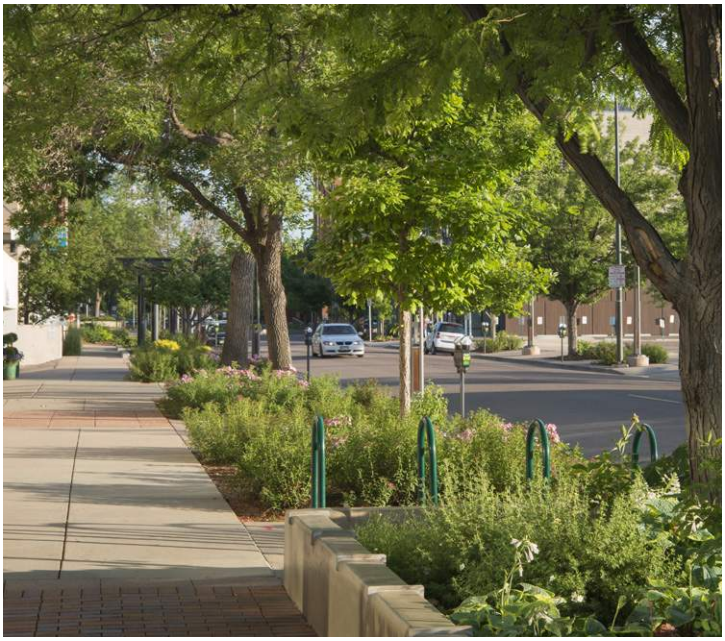
Landscape Zone: Streetscapes

Streetscapes should include a combination of mix of the three landscape treatments, depending on the adjacent use. Mixed-use streetscapes should incorporate more enhanced plantings to accentuate pedestrian areas, provide shade and encourage socializing. More transportation-oriented streetscapes should use simple plant palettes that emphasize and urban tree canopy with low maintenance ground covers and shrubs. All streetscapes should put an emphasis on preservation of mature trees and planting of new trees for increased shade coverage. Entries and portals should incorporate more showy plant materials and consider seasonal interest to create welcoming transitions into the campus.

Roundabouts are another location that should feature ornamental plantings. Centers of roundabouts and associated medians should utilize a blend of planting materials that offer variety colors and textures that comply with County traffic visibility standards for intersections . Differentiating pavement for roll curbs, pedestrian crossings and the travel lanes within the roundabout are encouraged. Consideration of architectural materials from nearby buildings should be taken into account when selecting textures and colors so pavement is complementary to the architecture.



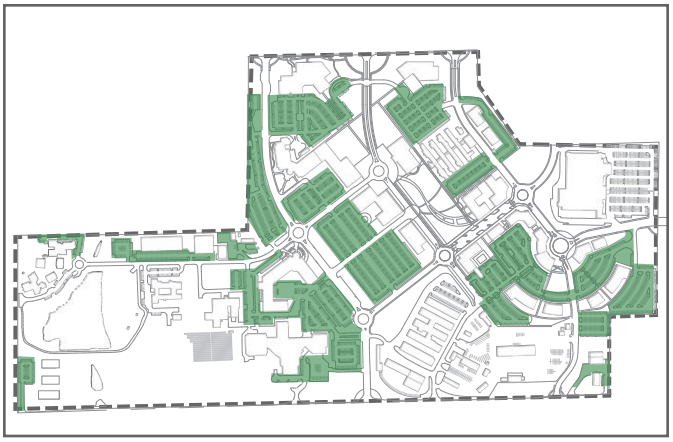
Streetscapes Landscape Zones Diagram



Streetscapes will mix ornamental and low maintenance plantings and will provide stormwater infiltration function.

Landscape Zone: Parking Lots

Parking lots should be water-conserving with an emphasis on creating a healthy urban forest canopy that shades more than 50 percent of the parking lot in 10 years. A higher concentration of Enhanced Native plants that require lower maintenance and water use should be used. Ornamental plants may be used sparingly at targeted gateway points. A large emphasis should be placed on preservation of mature trees for increased shade coverage. Where the desired tree canopy cannot be achieved due to space requirements, consider the use of solar shade structures. Plants should primarily include hearty groundcovers and shrubs to enhance boulevards and parking lot islands.

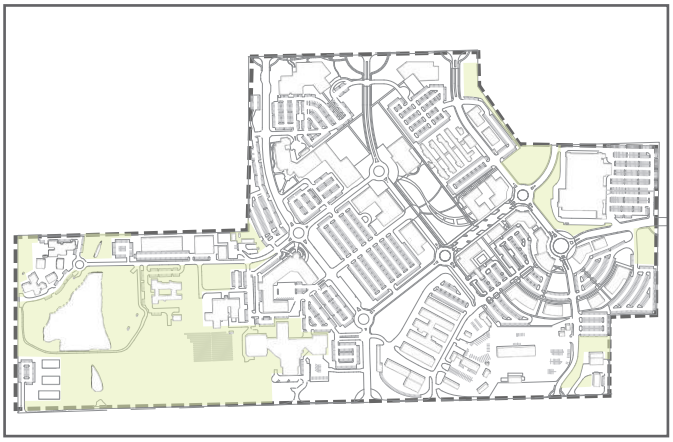


Parking Lot Landscape Zones Diagram

The parking lot zone will utilize low maintenance, native plantings and preserve existing mature trees for shade coverage.

Landscape Zone: Open Space

Open Space areas include naturalized landscapes that primarily use the Native landscape treatment and require minimal maintenance and only temporary irrigation. Enhanced Native landscape treatment may be used in targeted applications to enhance gateways or trail entries. No ornamental plants should be planted in this zone. The Open Space zone should serve as a functional landscape that provides wildlife habitat, stormwater retention and infiltration, and screening from adjacent roadways. Hearty groundcovers, native grasses or seed mixes, and shrubs may be used to enhance trail corridors. Mature trees should be preserved for wildlife habitat, heritage of site character and increased shade coverage. New shade trees of a native variety should be planted as needed.



Natural Areas Landscape Zones Diagram

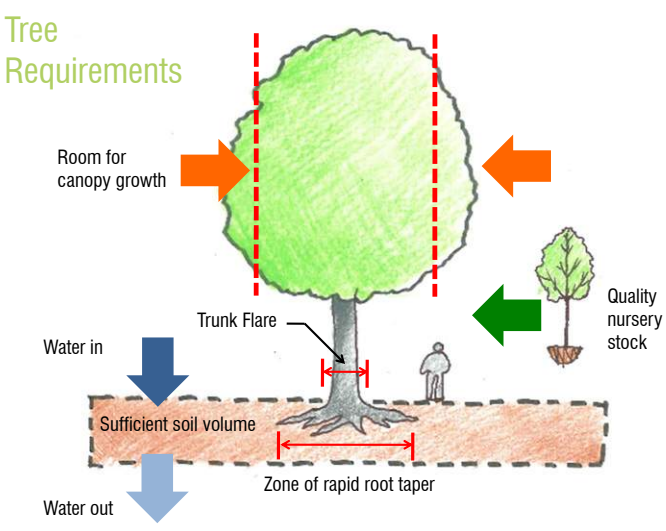
This zone will highlight native species of the foothill region, requiring very little maintenance and providing natural habitat.

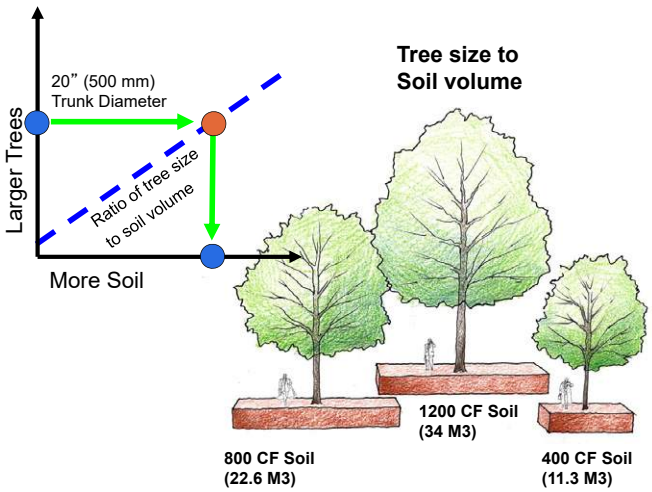
Landscape Guidelines for All Areas

- Landscape material should be selected and placed with the goal of minimizing the opportunities for disease and insect pests to destroy large areas of contiguous planting. Planting material should be complementary to its surroundings. Fruit-bearing species are not permitted, except with written approval from the DRB.
- A clustered planting pattern, more typical of the natural vegetation pattern in the area, is preferred over a regular and even spacing of a line of trees. Trees should be planted in informal clumps with three to seven trees per clump. The species selections in each clump should not be dominated by a single species. The intent is to screen the long axis of buildings, screen loading docks and trailer parking zones, frame prominent building entry façades and signage locations.
- Plant materials should be selected that are appropriate for the regional climate and provide seasonal interest and comfort.
- Plant materials with similar water and light needs should be grouped together.
- Landscape designs should emphasize massing and form rather than individual or small groupings of plant materials.
- Landscape designs must transition gradually between landscape zones and landscape treatments. Abrupt changes at street intersections or between existing and proposed buildings will be rejected.
- Native soils should be utilized to the greatest extent possible for finished grading of areas that will be planted. Retain top soil from mass grading operations, if appropriate. All planted areas will need soil amendments in addition to the top soil.
- Open space plantings should be one of two native seed mixes identified in the appendix of this document and applied using a drill seed method. Seed Mix A is a baseline seed mix composed of native grasses and should be used on disturbed areas not directly adjacent to public streets. Seed Mix B is composed of native grass, shrub and tree seeds that can be used on disturbed areas that are directly adjacent to public streets.
- Ornamental species may be considered for the areas immediately adjacent to primary building entrances, directly adjacent to buildings, streetscapes, parks and entries and portal.
- All shrub plant material should be 5-gallon minimum size.
- All grass, groundcover, vine and perennial plantings planted in public spaces such as parks and rights- of-way are to be a minimum of 1-gallon size planted a minimum of 18” O.C.
- Trees planted within ten feet of public improvements, in the public right-of-way, should be protected by root guards and appropriate tree protection for no less than two years.
- Plant material should be selected for: energy efficiency and drought tolerance; adaptability and relationship to the North Auburn environment; color, form and pattern; ability to provide shade; soil retention and resistance to fire. The following are specific techniques for energy and water efficiency:
    a. Select and locate deciduous shade trees to optimize shading of southerly and westerly exposures of buildings.
    b. Common area turf is allowed only in functional recreation areas that are at least 50’ wide and the sprinkler system must meet a distribution uniformity standard of 65%.

c. The Ornamental landscape type should be used in limited quantities due to higher water demands.
d. Comply with or exceed all current landscaping guidelines and drought related restrictions on water use enacted by California and Placer County.

- Diversity of species, selection for hardiness and suitability for areas should be considered in the design.
- Shade trees are recommended at rest spots along all trails, streetscapes and park designs.
- Planting of trees and shrubs should not obstruct intersection visibility. Keep the traffic triangle of visibility (SVZ) for all turning lanes, ingress and egress, and cross traffic. Visibility should also be provided through median landscaping.
- Plant material should be appropriate for public bike/trail areas. Plantings that are inappropriate will not be allowed (thorns, growth habits, excessive fruit, etc.)
- All irrigated turf areas should not exceed 4:1 slopes. Native vegetation and shrub bed areas should not exceed 3:1 slopes.
- No areas should be left disturbed. All disturbed areas should be landscaped or revegetated. Slope protection should be taken into consideration. Any disturbed slopes should be re-vegetated with erosion protective plantings and surfacing.
- Irrigation systems should be automatically controlled to respond to daily and seasonal variations in precipitation levels and aim to reduce water consumption baselines.
- Landscape designs should help create a cohesive campus, unifying the variety of historic, existing and future buildings and uses.
- Individual projects should be designed so that the overall landscape relates to one another, regardless of when they are installed.
- Incorporate boulders into landscape plantings.
- Plant selections should consider plant size at maturity. Overplanting landscape areas for initial aesthetic impact is discouraged.
- Trees planted near buildings should consider plant growth. Planting trees too close to buildings or to each other is discouraged. Plants should be spaced so they have sufficient room for growth.
- Unhealthy tree pruning is discourage.
- Landscape areas should be tested prior to grading to identify if the soil can be modified to meet landscape soil specifications. The import of top soil is recommended when native soils cannot be modified to meet soil specifications.
- Trees should be planted where they have room for proper growth in order to reach maturity or the soil volume should be designed to allow for trees to grow to mature size. The volume of uncompacted soil space a tree's root can access is directly related to tree health. Best practices should be used to ensure trees have room for canopy growth, are sourced from quality nursery stock, and have access to sufficient soil volume that meets specifications and allows for water infiltration and percolation. Techniques such as structural soil, root paths and soil trenches can be used to improve tree growth and access to uncompacted soil.





15.03 Fences and Railings

Design Intent

- To guide the use, location and design of fencing and railings within the campus.
- To use fences and railings in areas where privacy or user management is most needed.
- To discourage the use of fencing along streets and open space boundaries and any area where it may be used as a barrier to impede pedestrian mobility.
- To contribute positively to the campus and complement the style and character of the campus.

Design Guidelines

- Fences bordering public parks and civic spaces should not block views.
- Fencing in residential areas helps to define transitions from streets to yards, and from entrances to homes, and helps to reinforce privacy.
- Softer materials and shorter fence heights should be used for fencing between the public realm and multifamily residential. This helps maintain the welcoming feel of a residential area and can contribute to the overall beauty of the landscape.
- Fencing does not only serve in the traditional role of defining public/private spaces, but may also be used as an artistic element in the environment.
- Local artists and local materials can be utilized to connect the fencing with the site.
- Fences and railings should not block natural views.
- Fences and railings should not be used as community barriers to open space and parks. Open space must visually connect with the greater campus. Therefore, if a fence is deemed necessary, a transparent fence must be used along public parks, civic spaces and open space to provide visual access.
- Integrate fences into the structures and setting by using building materials that are consistent with those used in the architecture of the building and by following topography with fence design.
- Suggested fence materials include but are not limited to: wrought iron within most of the campus and spit rail fencing along trails in open spaces.
- Chain link fencing is not recommended for use in areas other than the corporation yard.
- Minimize length of solid fences by employing, at a minimum, 12-inch vertical and horizontal plane undulations per every 50 feet and periodic change in materials.
- Integrate vegetation and landscaping with fence design.
- Long continuous perimeter walls are discouraged. Perimeter walls should be broken up by pillars, change in material or staggered setbacks. The maximum length of an unbroken perimeter wall should be no more than 25 feet.
-

15.04 Walls

Design Intent

- To guide the use, location and design of walls.
- To use walls in areas where accommodating grade change is most needed.
- To discourage the use of walls along streets and open space boundaries and any area where it may be used as a barrier to impede pedestrian mobility.
- To contribute positively to the campus and complement the style and character of the campus.

Design Guidelines

- Walls should not be used as barriers to open space and parks.
- Walls should incorporate a variety of wall heights to break up bulk and scale. Plain walls not otherwise articulated by form, height materials or alignment are prohibited unless approved by LDRC.
- Minimize length of walls by employing, at a minimum, 12-inch vertical and horizontal plane undulations per every 50 feet and periodic change in materials.
- Suggested wall materials include but are not limited to: brick, stone, split face and stacked rock.
- Gray Concrete Masonry Units (CMU), plain face CMU, and planted CMU are not recommended for use.
- The use of colors that imitate the vegetation, soil and natural rock colors of the foothills environment are preferred.
- Integrate walls into the structures and setting by using building materials that are consistent with those used in the architecture of the building and by following topography with wall design.
- When retaining walls or privacy walls are proposed along corner lots; the walls should be located at least five feet from right-of-way and the five-feet must be landscaped to provide visual relief of the wall.

15.05 Street Furnishings

Design Intent

- To provide adequate seating that is comfortable in all seasons.
- To provide a system of street furnishings that unifies and adds character to the streetscape.
- To encourage pedestrians to inhabit and engage the streetscape through activities such as relaxing, eating, browsing, gathering and reading.
- To provide street furnishings that are durable, attractive and maintenance free.

Design Guidelines

- Site furnishings should not impede the clear width of walkways.
- Traditional bench styles are preferred around County buildings, while more non-traditional styles may be appropriate in the mixed-use area.
- Consider heat and maintenance when selecting seating.
- Permanent seating should be sited to serve bus stops, plazas and other open spaces.
- Parks and plazas should have a mix of formal and informal seating and amenities such as shade trees or structures, trash and recycling receptacles and bike racks.
- All furniture in publicly accessible open space should be high quality and durable.
- Seating should be incorporated into the mixed-use areas with at least 24 lineal feet of seating for each block.
- The materials used in the streetscape should be aesthetically coordinated with the character and identity of the other materials used in the development area.
- The placement of bicycle racks, trash and recycling receptacles, pet waste collection dispensers and other amenities for public use is encouraged in the residential and government building areas, but it should be coordinated with the overall organization of furnishings in the area. Trash receptacles should be located convenient to seating areas, but not directly against any individual seat.
- Bike racks should be located in the near entry points to buildings. Trash and recycling receptacles should be located near street crossings and intersections.
- The quantity, placement and design of outdoor amenities should respond to the natural environment, adjacent structures and the proximity of other amenities.
- Covered bus stops are encouraged. Bus stops are encouraged to incorporate maps, benches and other amenities where appropriate.
- Low site walls, including those for water features and planter beds, may be used to satisfy the seating requirement if they have a minimum width of 18” and a height between 16” and 18”and pedestrian access to the site walls is not obstructed.

15.06 Public Art

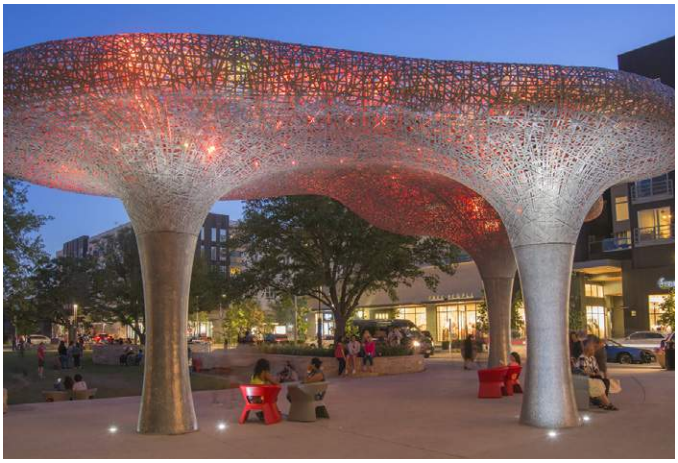
Public art captures and reinforces the unique character of a place. The community reads public art through their own experiences, history, humor and even their fantasy. The setting for public art should be considered part of the experience of the art itself. The impact of the place on the art may be as great as the art's impact on the place. The two together enrich the public realm, encourage pedestrians to linger and return, and generally create memorable experiences. Areas of the public right-of-way where the landscape treatment and streetscape furnishings change and encourage pedestrians to dwell are good locations for art and, in some cases, can be considered art in themselves.

Design Intent

- To enrich the pedestrian experience by providing places within the streetscape where people can step aside, sit, relax and linger.
- To contribute to the campus's sense of place by enhancing the connections between people and the environment using public art and distinctive landscaping.

Design Guidelines

- Public art should be constructed using durable, natural materials such as stone or metal.
- Art should be sited so that it complements and fits in with the surrounding environment. Artwork located along the street should be human in scale. There are a few locations in the campus, however, where monumental pieces may be appropriate such as to define and shape space, terminate a vista or serve as the focal point of a large public space.
- Art should be approachable and yet challenging It may also feature humor, water, seating and opportunities for children to play on it.
- Public art could serve as tribute or memorial to history of the Dewitt campus and/or Auburn area.
- Where appropriate, murals are encouraged. Murals are considered public art, not billboards or signs. Murals containing logos, slogans or advertising messages of any kind are considered signs and must comply with the signage standards.
- All mural designs should be reviewed by the design review board prior to installation for approval.
    a. Mural art should be publicly accessible 24 hours per day or during the normal hours of operation if in a park.
    b. It should not obscure windows or entranceway, nor disrupt normal pedestrian circulation unless that is the purpose of the artwork.
    c. It should not be so large as to overwhelm adjacent architecture or become a visual distraction.
    d. It should be located in a site where it will enhance and activate the pedestrian and the streetscape experience.



16 LANDSCAPE ZONES

16.01 Entries and Portals

Design Intent

- To welcome people traveling into the campus and create a positive first impression.
- To strongly shape campus identity.
- To support wayfinding.

Design Guidelines

- Public art and architecture should be considered as part of the primary entries into campus. The scale of the art should be effective for all levels of vehicular travel, including vehicular, bicycle and pedestrian.
- The entry turn circles at Bell Road and at Willow Creek are primary entries and should have greater design and focal emphasis. Landscape treatments may include more ornamental plantings and signage and art should be incorporated to provide greater visual impact.
- The level of architectural detail on buildings adjacent to primary portals should enhance the visual impact of the entry points.
- Landscaping and monumentation at the primary entries should be of exceptional quality and create a positive visual impact and be reflective of the architectural style of the campus.
- Secondary portals should indicate entry and exits from the campus.
- Architecture, landscape and signage should receive special design attention at secondary entries. In particular, placing buildings at the Build to Line, accenting the corners of buildings, using enhanced plantings and/or placing monumentation or other project signage are options. Streetscape lighting should be designed to preserve the environment from unnecessary light at night, including, but not limited to, light trespass and glare.

16.02 Streetscapes

The streetscape contains a pedestrian realm that includes the entire area from back of curb to the building facade. It is made up of four zones: the building transition zone, the sidewalk zone, the street furnishings zone and the planting zone. Street trees serve to focus and tie the streetscape together. They can also be used to screen, connect or emphasize adjacent structures or objects. In mixed-use areas, street trees are used to reinforce street vistas by framing the public realm. As trees branch across the pavement they appear to reduce street width, bringing opposite building facades closer. Trees promote clean air and are amenities that soften and humanize a texture composed of buildings and paving.

Design Intent

- To provide properly scaled pedestrian areas that can efficiently accommodate foot traffic and encourage walking.
- To create comfortable outdoor environments that encourage walking and invite people to gather and socialize.
- To support wayfinding and circulation through a hierarchy of streets.
- To incorporate multi-modal opportunities and encourage walking and biking to reduce vehicle miles traveled and emissions.
- To enhance the campus's visual appeal and create a distinctive sense of place that reflects the site's historical, cultural and landscape context.

Design Guidelines for All Streetscapes

- Connect all new sidewalks to the existing sidewalks.
- Provide continuous sidewalks (or equivalent all-weather routes) along both sides of all vehicular rights-of-way.
- Separate sidewalks from vehicular traffic by a planted area, which should be located a minimum of 5 feet from the street curb edge.
- Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- In areas of high pedestrian traffic, implement sidewalk bulbouts at intersections to shorten pedestrian crossing time.
- Mature trees should be preserved and new trees planted to maximize shade cover and create a comfortable pedestrian environment.
- Locate street furnishings in the furnishing zone. Specifically, locate bike racks near intersections, building entries, and parks and open spaces. Locate pedestrian-oriented trash and recycling receptacles near street crossings, intersections and other high-traffic areas.
- Establish and contribute to a coordinated and consistent vocabulary of street furnishings throughout the campus.
- When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- Street trees should be planted in a uniform pattern, centered on the width of the boulevard and spaced equally to create a relatively continuous canopy upon maturity.
- Tree placement should provide shading of sidewalks and outdoor public spaces.
- Street trees should have a minimum 2-1/2" caliper. Ornamental trees as approved should have a minimum 2" caliper.
- Lines of site should be maintained at intersections and driveways for vehicular traffic.
- Plant material should be selected to enhance the pedestrian zone by providing a sense of enclosure around seating areas that screens from street while allowing perforated visibility for safety.
- Sustainable stormwater treatments and bioswales should be incorporated as part of streetscapes. Landscaped boulevards can be recessed to receive stormwater runoff whenever feasible, allowing for stormwater to flow into and infiltrate into specialized ground treatment.
- Emphasize variety in site-wide planting strategies.
- Prioritize species with rich human interest.
- Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.
- In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

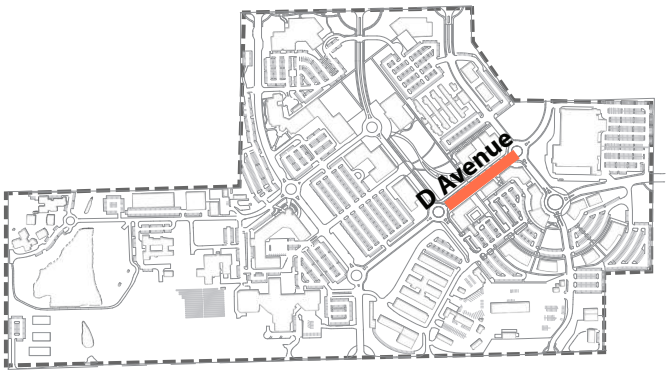
16.03 D Avenue

Design Intent

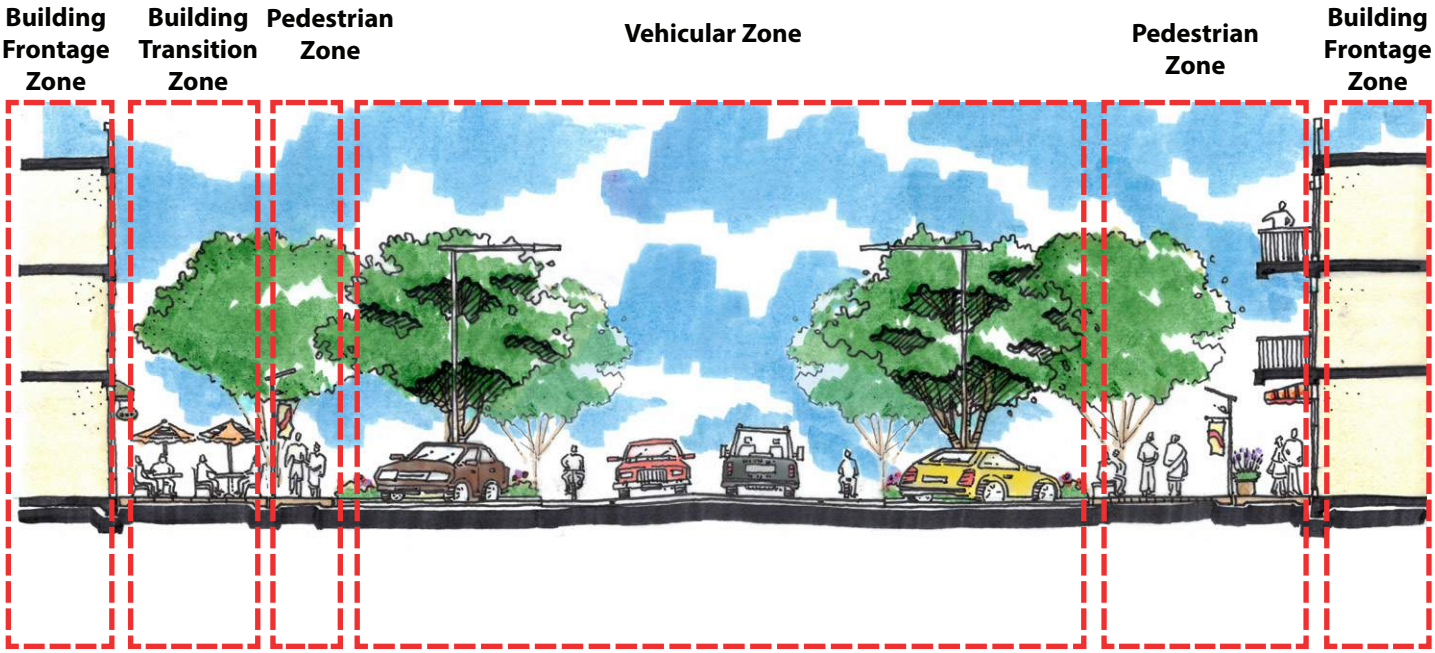
- To support a vibrant mixed-use corridor.
- To enhance the area in front of the buildings with landscaping and pedestrian amenities.
- To preserve a landscaped edge to the pedestrian oriented roadways, including existing trees.
- To provide additional space for streetscape furnishings, outside the pedestrian clear passage provided by the sidewalk.
- To provide areas for outdoor dining.

Design Guidelines

- The pedestrian realm should provide ample space for street trees, pedestrian movement and street furnishings.
- Street trees, paving, site furnishings and lighting should be consistent for the entire length of the street.
- Angled street parking and a Class II bike lanes should be provided on both sides of the street.
- The building transition zone should not encroach upon the minimum sidewalk width.
- Outdoor seating, café, dining, planting and retail displays are encouraged in the building transition zone.
- The building transition zone abuts a building's façade and is at grade with the adjacent sidewalk.
- Scale the building transition zone so that it does not encroach upon the minimum sidewalk width.
- When establishing café seating in the building transition zone, consider separating seating areas from the sidewalk zone with movable barriers. For fencing barriers, use free-standing fencing constructed of durable materials like iron or wood. Fencing barriers should be between 30-40 inches high.
- Seating area barriers may be composed exclusively of planters, provided that they contain well maintained, living plants. Planters must be between 25-30 inches high, though the plants within may exceed this height.
- Select furnishings comprised of durable and lasting materials, including metal and finished wood. Emphasize lightweight and smaller furnishings that can be easily moved to maximize layout flexibility and user customization.
- Confine umbrella canopies to the building transition zone area. Ensure that umbrellas are firmly anchored and engineered to withstand strong winds. Umbrellas may only contain advertisements for the establishment to which they belong.



D Avenue Typical Section



- Maintain access to the building entry. The building entry must be kept clear of obstructions.
- Outdoor dining space located on corner lots should not obstruct the sight distance triangle.
- Business owner or outdoor dining operator should maintain the outdoor dining space so that it is clean and tidy when not in use.
- Outdoor dining furniture or appliances are not allowed to be stored in the public right-of-way.
- The sidewalk zone should accommodate a continuous path of travel of at least 6 feet. In situations where it is not feasible to provide all pedestrian realm zones, prioritize the sidewalk zone.
- The street furnishing and planting zone should share the same section and be a width of at least 5 feet.
- Site 50 percent of benches and other seating amenities in areas that receive midday shade.
- Select street furnishings constructed of durable materials, including stone, finished wood and steel.
- Expanded sidewalk areas, or “plazas,” should be provided where conditions permit. Work within existing extended rights-of-way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.

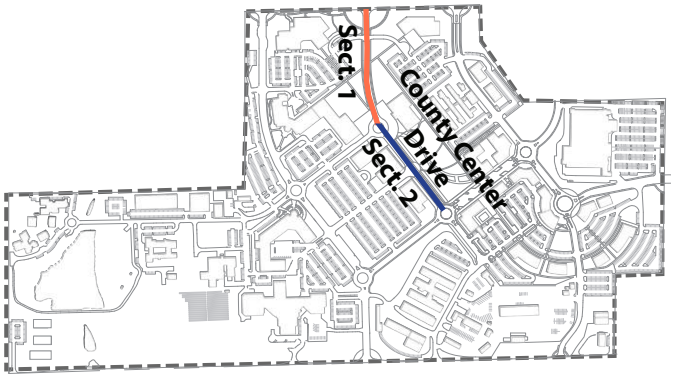
16.04 County Center Drive

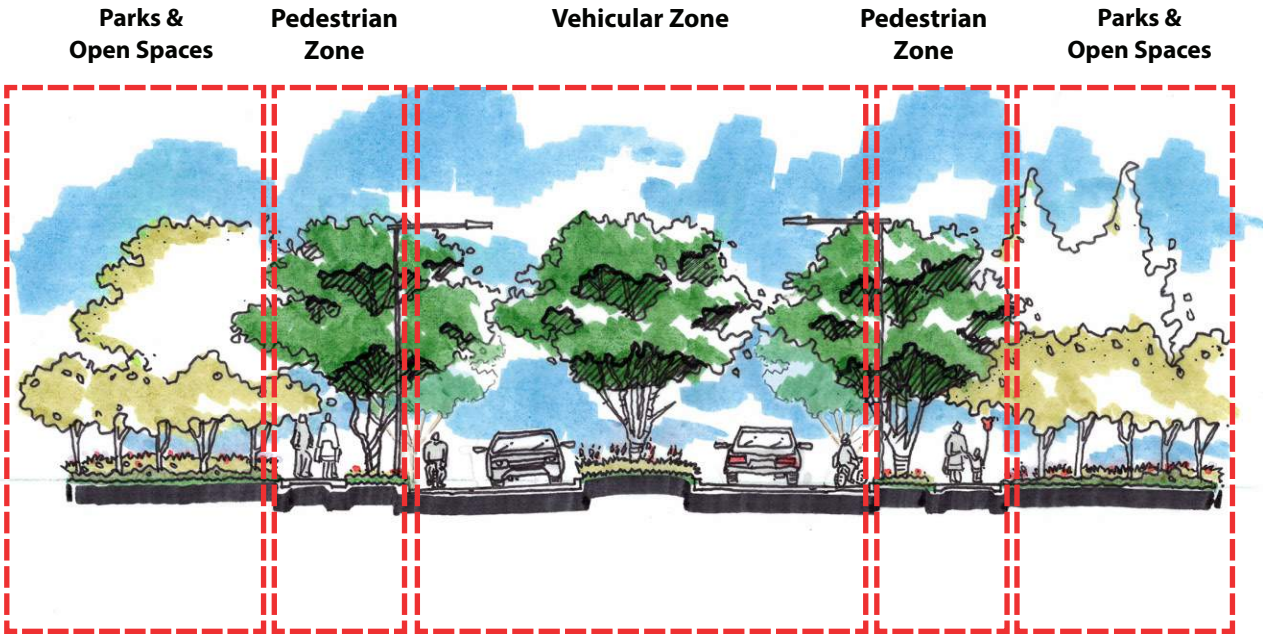
Design Intent

- To provide a formal entry drive.
- To provide an opportunity for a community street that can be closed to vehicular traffic for events.
- To provide access to the Community Green.

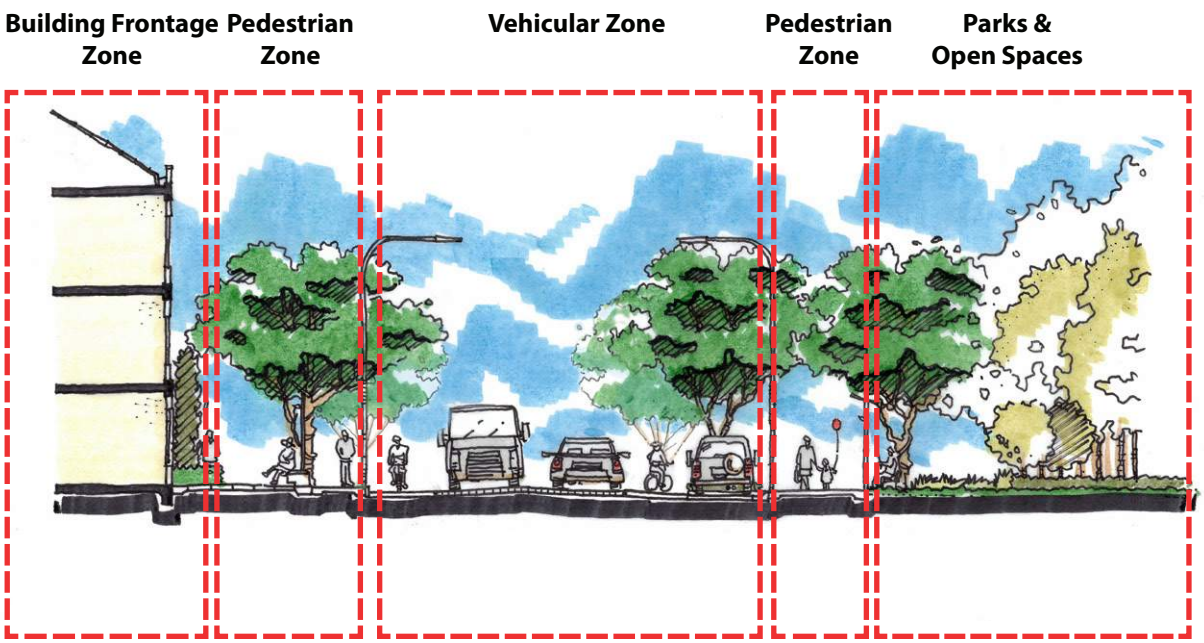
Design Guidelines

- The northern portion of County Center Drive should establish a formal boulevard-type feel to the campus entry. A vegetated median and adjacent planting strips should be landscaped with large canopy trees. A continuous understory should be used along the planting strips, using a limited selection of plants.
- Bike routes and separated sidewalks should be provided on both sides of the street.
- Trees should be planted along the entire length of the street.
- Right-of-way should include traffic calming features that will ensure slow vehicle travel.
- Where the roadway parallels the Community Green, wide sidewalks should be provided to establish the park edge. A distinctive paving pattern should be used to set this portion of the street apart from the rest of campus. The street should be primarily oriented to pedestrian and bicycle movement
- On-street parking on Section 2 of County Center Drive provides easy access to County government facilities and the Community Green, while also allowing for food trucks and staging for community events.
- Paving materials and site furnishings should lend a distinctive character that complements the grand scale of the street.
- Decorative lighting, in keeping with the character of the buildings that line the street, is encouraged. The design of the lighting should be consistent for the entire length of the street.





County Center Drive Typical Section 1



County Center Drive Typical Section 2

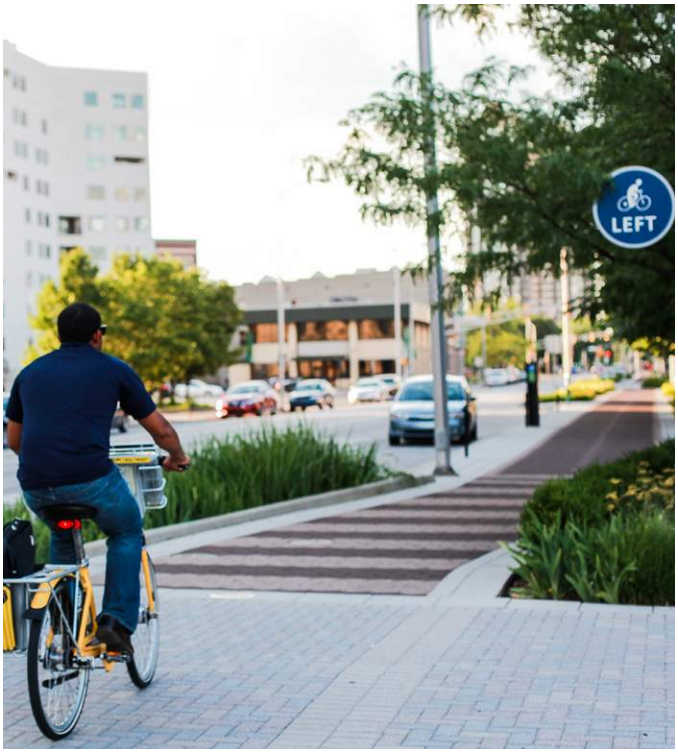
16.05 Richardson Drive

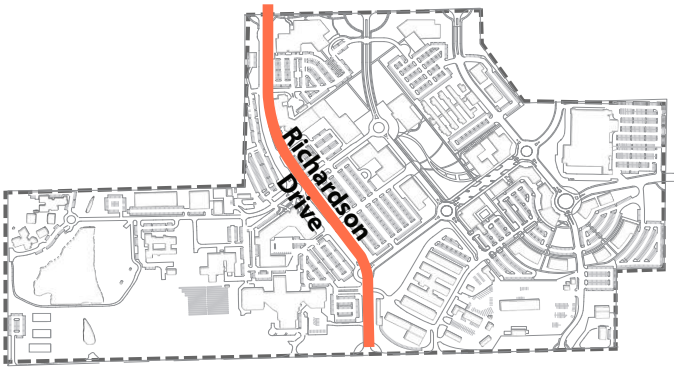
Design Intent

- To serve as a primary corridor for multi-modal access to County government facilities.
- To incorporate a Class I bike path that connects to the planned development to the north and recreational trails in the campus Open Space.
- To support a healthy campus tree canopy and provide sidewalk connectivity to destinations and transit stops.

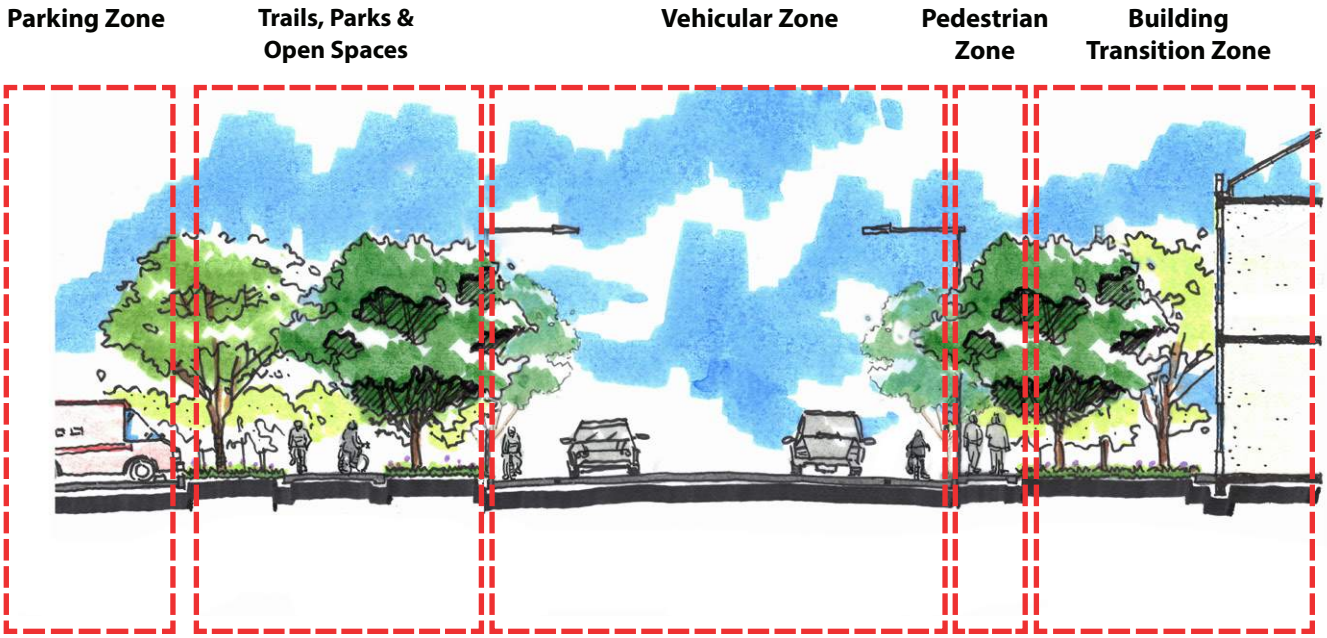
Design Guidelines

- County government buildings are set back from the street and a vegetated buffer should be provided to shade buildings and provide visual interest.
- A Class I bike path is incorporated into the right-of-way to connect to recreational trails and the bike path planned as part of the development to the north. Where feasible, the path should be separated from the street and 10-feet wide. Where space is limited, the width and separation may vary. Bike lanes provide facilities for commuters and more confident bicyclists.
- A varied landscape palette of street trees is used along the entire length of the street. Groupings of trees highlight entries to parking areas and trees and shrubs are used to screen parking.
- Plant materials should be low water use and easy to maintain. A simple and consistent palette of shrubs and groundcovers should be used.
- Signage should be clear and easy to understand to direct users to their desired destination.
- Sidewalks connect to transit stops and shelters and seating should be provided.





Richardson Drive Typical Section



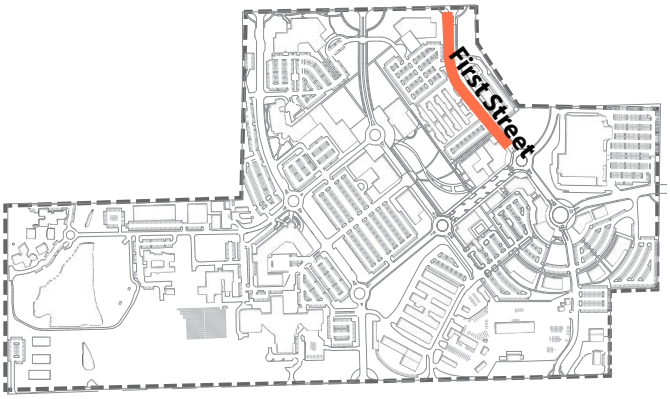
16.06 First Street

Design Intent

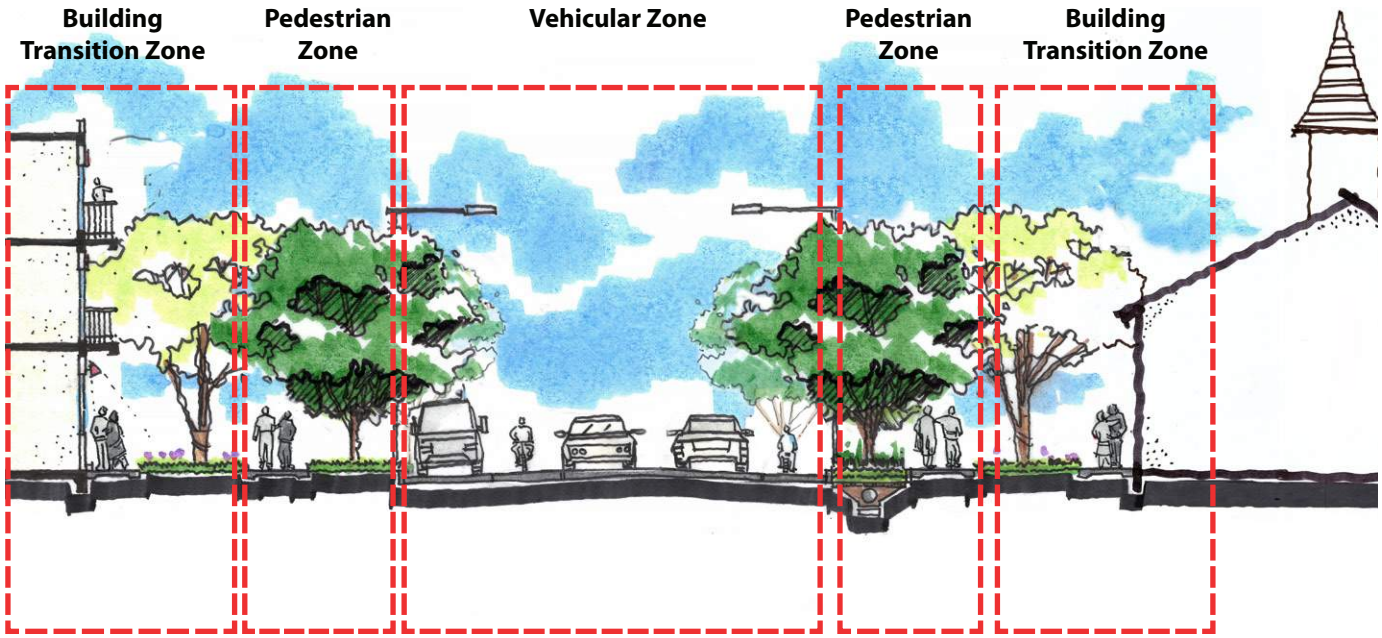
- To provide multi-modal access to campus residential, historic and mixed-uses.

Design Guidelines

- Parallel street parking should be provided on both sides of the street.
- The NID canal is undergrounded and 6-foot wide sidewalks should be set back from the street by a minimum of 5 feet.
- Residential areas should be set back from the street and perimeter plantings utilized to soften the building's edge while allowing for visual transparency for security.



First Street Typical Section



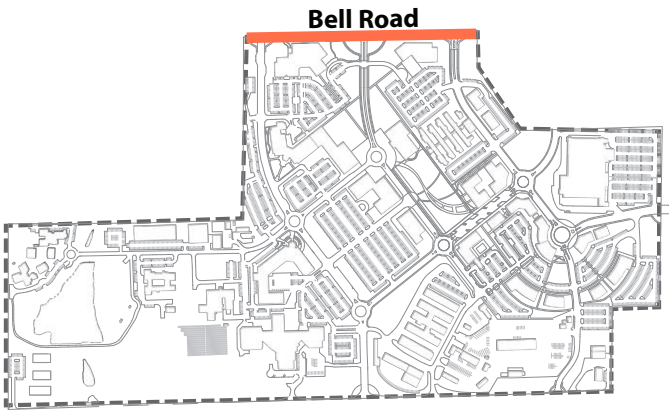
16.07 Bell Road Frontage

Design Intent

- To serve as a primary corridor for access to the PCGC.
- To create an attractive, welcoming street frontage.
- To enhance pedestrian connectivity.
- To contribute to a healthy urban forest canopy.

Design Guidelines

- A wide landscaped greenspace should be provided between the roadway and the buildings to shade buildings and provide visual interest. Plantings should be arranged to highlight entries and accentuate architectural elements.
- The sidewalk should be setback from the roadway and enhance pedestrian connectivity and buffer pedestrians from vehicular traffic.
- A varied landscape palette of street trees is used along the entire length of the street. Groupings of trees and shrubs highlight intersections and buildings.
- Plant materials should be low water use and easy to maintain. A simple and consistent palette of shrubs and groundcovers should be used.
- Existing trees should be maintained, where appropriate.
- Sidewalks connect to transit stops and shelters and seating should be provided.



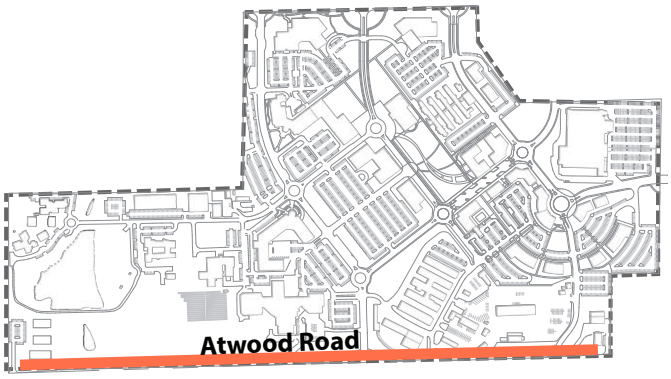
16.08 Atwood Road Frontage

Design Intent

- To serve as a secondary corridor for access to the PCGC.
- To screen the corporation yard from the streetscape.
- To provide a transition from adjacent uses to the PCGC.
- To create an attractive, welcoming street frontage.
- To enhance pedestrian connectivity.
- To contribute to a healthy urban forest canopy.

Design Guidelines

- A wide landscaped greenspace should be provided between the roadway and the buildings to shade buildings and provide visual interest. Plantings should be arranged to screen the corporation yard. A combination of plantings and screen walls can be used.
- The sidewalk should be setback from the roadway to buffer pedestrians from vehicular traffic.
- A varied landscape palette of street trees is used along the entire length of the street. Groupings of trees and shrubs screen the corporation yard from adjacent residential areas.
- Plant materials should be low water use and easy to maintain. A simple and consistent palette of shrubs and groundcovers should be used. Use of lawn is discouraged.
- Existing trees should be maintained, where appropriate.
- Sidewalks connect to transit stops and shelters and seating should be provided.



16.09 Plazas and Expanded Streetscapes

Design Intent

- To provide open spaces such as plazas and publicly-accessible courtyards that serve as areas for relaxation and community interaction and create variety and interest in the pedestrian realm.
- To introduce elements of nature into the urban environment.
- To allow for additional space adjacent to buildings to accommodate special amenities such as café seating, sculpture and planters.
- To provide organizing features for groups of buildings.
- To establish links in a system of open spaces within and outside of the campus.
- To provide clear, interesting and accessible routes for pedestrians to traverse through the blocks at or near mid-block.

Design Guidelines

- Plazas should be architecturally defined by the buildings that surround them.
- Open spaces should be oriented to take advantage of views and sunshine.
- Plazas and courtyards should be made comfortable by using architectural and landscape elements to create a slight sense of place, enclosure and security.
- The materials used for paving may be extended into the sidewalk area and perhaps the curb line to render visual continuity along the sidewalk and to serve as a unifying element binding the plaza area to the street.
- Plazas should feature entrances to retail spaces along their perimeters.
- Private plazas should not be components that are required by the building such as building entries and circulation patterns – they are created intentionally, not as a byproduct of the building.
- All plazas and publicly-accessed courtyards should provide direct, unobstructed access at the public right-of-way on at least sixty percent (60%) of the open space frontage. Where elevation changes or other obstructions must be accommodated, walls or other obstructions within twenty feet (20') of the public right-of-way should not be more than three feet (3') in height above the adjoining public sidewalk.
- All areas of a plaza should be at a level within three feet (3') above or below the nearest adjoining sidewalk.
- There should be a minimum of one lineal foot (1 lf) of seating for every thirty square feet (30 sf) of plaza, except in heavily trafficked areas. This may include movable seating and benches.
- Seating should have a minimum depth of sixteen inches (18").
- Surfaces higher than thirty-six inches (36") or less than twelve inches (12") should not count toward meeting the seating requirements.
- The tops of walls, including those for planters, pools, and fountains, may be counted toward meeting the seating requirements provided they meet the dimensional requirements above and are not obstructed by foliage.
- One tree (minimum 2-1/2" caliper at time of planting) should be provided for each 625 square feet of plaza up to 2,500 square feet. One additional tree is required for each additional 1,000 square feet of plaza. No less than twenty-five percent (25%) or more than forty percent (40%) of the plaza area should be utilized for planted landscaping.
- Food or retail kiosks, such as newsstands or flower stands, should not be more than 100 square feet in area per kiosk. Food service and retail space should not occupy more than fifty percent (50%) of the total plaza area.
- Arbors and trellises may exceed maximum landscape area when incorporating public seating.
- Appropriate litter receptacles should be provided at each plaza or courtyard area.
- Plazas and publicly-accessible courtyards should connect to other activities such as outdoor cafes, restaurants and building entries.
- As public amenities, open space and plazas should be designed to be easily accessible and comfortable for as much of the year as possible. They should provide shade in summer, sun in winter and protection from wind at all times of the year.
- Plazas, courtyard and pedestrian-oriented areas are appropriate locations for public art.
- Pedestrian lighting should not be designed in a way that would create glare in nearby residences.
- Design of ornamental fountains should consider decorative water affects.
- Design of plazas, publicly-accessible courtyards and expanded sidewalks should take into consideration ease of maintenance.
- Mid-block connections should be interesting as spaces in and of themselves rather than merely being pathways to parking or service loading.
- Mid-block connections should be well lit.
- Mid-block connections should be clean, safe and designed with special attention.
- Mid-block connections should utilize entrances, active uses, seating and landscape as allowable to enhance the use and aesthetic of the space.
- Introduction of daylight into the mid-block connections is desirable.
- Connections across blocks and to alleys are encouraged in all sites to increase the pedestrianization of the campus.

16.10 Sidewalk Cafes

Design Intent

- To promote outdoor uses in the campus (outdoor seating areas for restaurants and cafés help define the campus experience).
- To promote the expansion of uses within the campus to outdoor locations.

Design Guidelines

- Sidewalk cafés should not be permanently enclosed by a roof or walls (aside from required barriers for establishments serving alcohol.)
- Trellises should not be used.
- No kitchen equipment should be installed within the sidewalk café. A service station may be utilized.
- Outdoor eating and drinking areas should be well defined and easy to maintain. Their placement and operation should take into consideration adjacent commercial and residential uses to ensure they add to the character of the campus, not detract from it.
- The width of an outdoor eating or drinking area should be no more than the width of the deli or café in front of which it is located.
- Sidewalk cafés should not be placed on the tree lawn but should be placed adjacent to the storefront which they serve.

16.11 Community Green

The Community Green will provide significant park and recreation opportunities for campus residents, employees and the surrounding North Auburn community. With a focus on health and wellness and connectivity, the park will support both active and passive recreational activities. The park should accommodate active social uses such as picnics, parties, group exercise, informal sports activities and other community events. Play should be encouraged for all ages, from young to old. And water may be incorporated to help activate the area. The park connects the campus's use areas. From north to south it links the community center to the dynamic mixed-use street. From east to west it links residential and historic zones to a community street and the County government facilities. At the heart of campus, the park should allow for a mix of uses that will draw users from all areas of the campus and from the surrounding community.

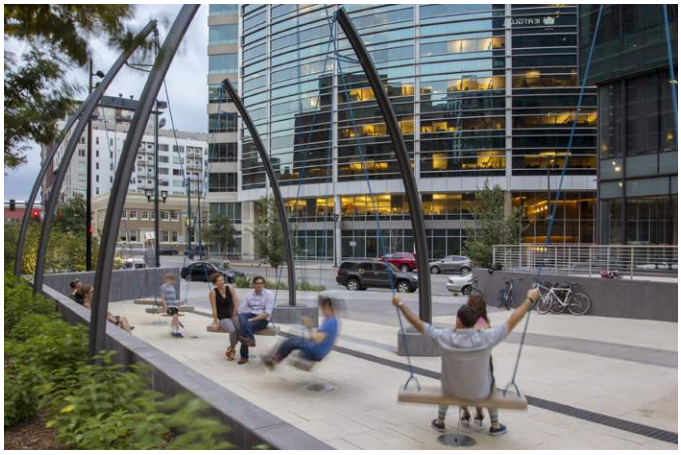
Design Intent

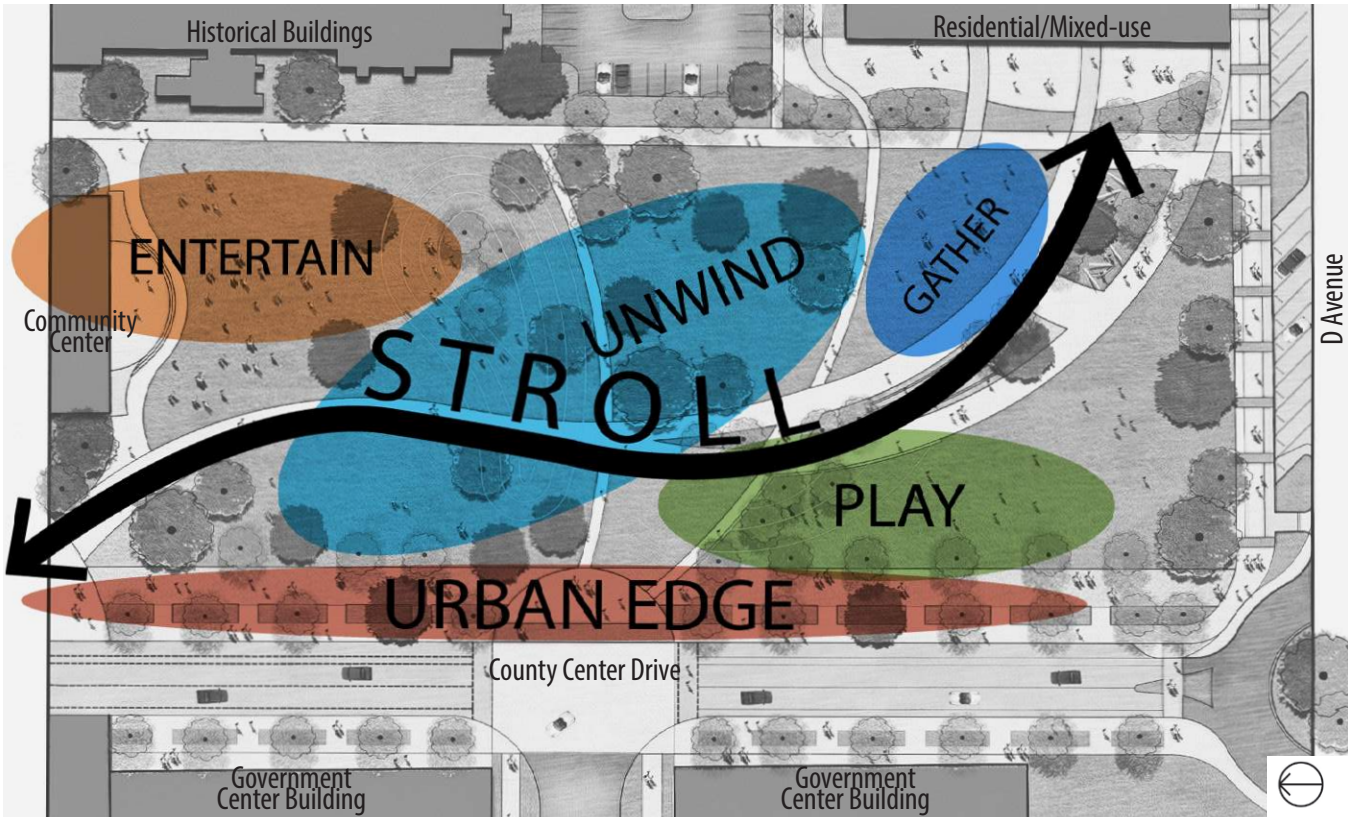
- To create a highly active community park and provide an attraction for the campus that engages shoppers, visitors, residents and neighbors.
- To provide a comfortable open space environment with a variety of forms and uses.
- To accommodate stormwater infiltration in a way that does not preclude the active use of the park.
- To highlight places of campus activity and community gathering.
- To create a place that is attractive year-round and maintain seasonal interest.
- To establish a strong campus identity.
- To allow for targeted use of turf grass and open lawn areas to support high use areas.
- To maximize shade coverage through mature tree preservation and the incorporation of new trees.

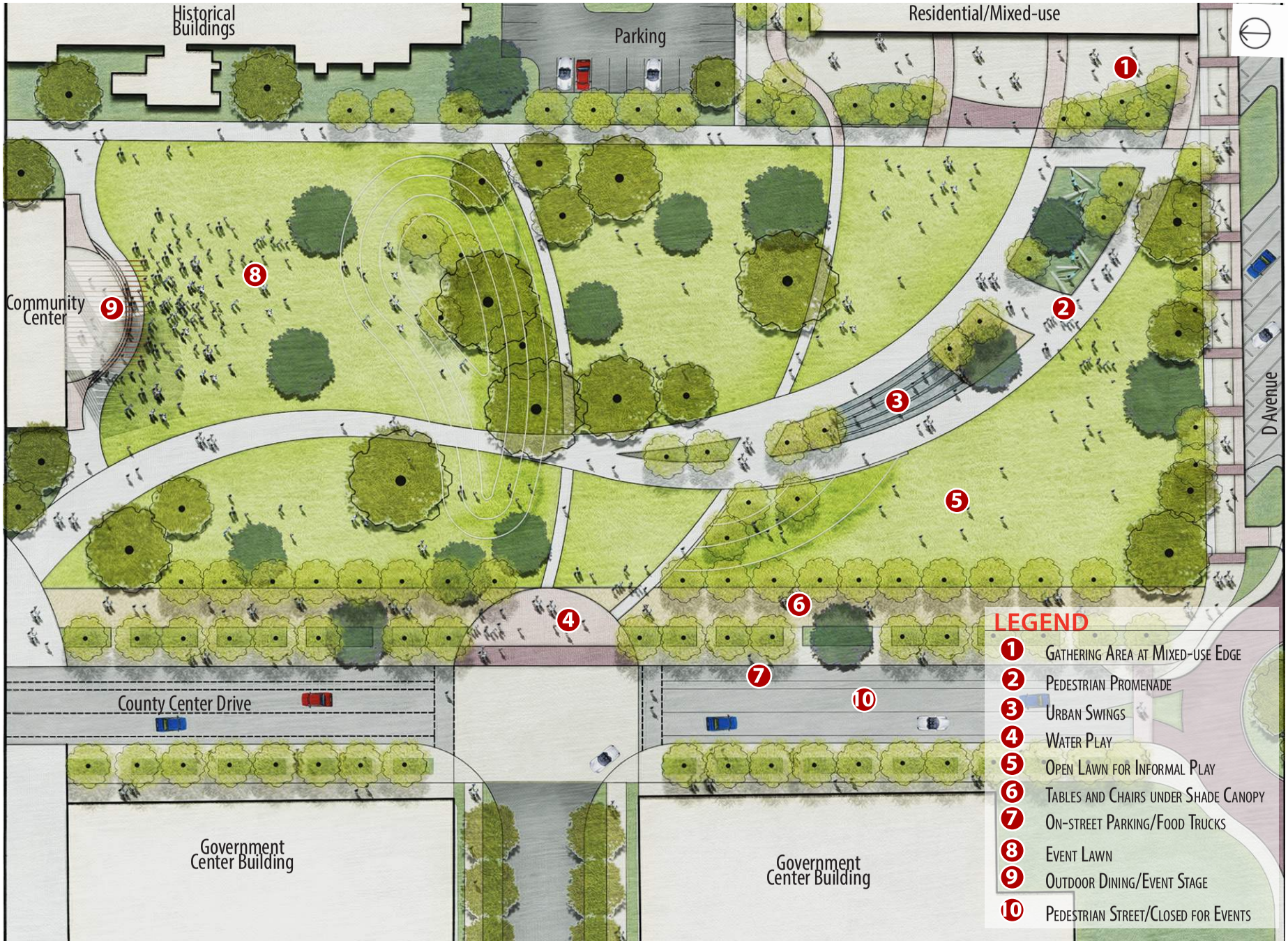
Design Guidelines

- Program areas should support gathering, recreation, and relaxation and include the potential for performance spaces, public art and water elements. Different scales of events and uses should be accommodated.
- Along its perimeter, the park should engage with adjacent streetscapes, buildings and uses, providing complementary activity areas.
- Landforms, plant materials and program elements should be creatively designed to make a visually bold and exciting destination.
- The park should include a variety of forms and address a range of uses. Program elements should include informal play areas, informal picnic areas, people-watching areas and seating areas. Site

furnishings should include benches, tables and chairs, bike racks and trash receptacles.
- Turf should be limited to areas for activity and gathering.
- Turf should not be used within the protected zone of any native oak tree, or as provided in the Placer County Water Efficient Landscape Ordinance.
- Plant materials should be selected that provide visual and seasonal interest and are appropriate for the climate.
- Existing mature trees should be preserved, and precautions taken to protect the tree during construction. Deciduous trees determined to be in good condition with an average DBH of 15” or more (and oak trees with a DBH of 10” or more) should be considered priority heritage trees and preserved when possible.
- The park should include a variety of forms and address a range of uses. Program elements should include informal play areas, informal picnic areas, agility equipment, play equipment with shade, people-watching areas and seating areas.
- Play areas should be integrated into landforms and terrain which can also separate different elements.
- The park should include landforms and live plant material in order to be an amenity to the community.
- The design and programming of the park should comply with the County Parks and Trails Master Plan.
- The park should provide good examples of waterwise planting.
- Lighting should be sufficient for safe night use.






Historical Buildings
Parking
Residential/Mixed-use
Community Center
D Avenue
County Center Drive
Government Center Building
Government Center Building
LEGEND
1 Gathering Area at Mixed-use Edge
2 Pedestrian Promenade
3 Urban Swings
4 Water Play
5 Open Lawn for Informal Play
6 Tables and Chairs under Shade Canopy
7 On-street Parking/Food Trucks
8 Event Lawn
9 Outdoor Dining/Event Stage
10 Pedestrian Street/Closed for Events

16.12 Building Entries and Private Outdoor Spaces

Buildings should interact seamlessly with adjoining sidewalks, streets and open spaces. Movement to and from a building can be choreographed by both architecture and the landscape design to welcome and link pedestrian movement throughout the campus. Adding visual interest and cues directed towards bicycle and pedestrian traffic can better enable a building's access and use. Private outdoor spaces are places where occupants of the building have access, but the public does not. Areas around County government and residential buildings support their use and occupant needs. Small parks may provide recreation opportunities for residents while outdoor dining and gathering spaces allow employees to socialize and engage with the landscape in meaningful ways.

Design Intent

- To visually emphasize the major entry or entries to a building or ground floor use.
- To create inviting and comfortable outdoor spaces.
- To provide areas of special function, such as residential pocket parks and plazas for County government buildings.
- To provide visual interest while being relatively low maintenance and drought tolerant.
- To ensure private outdoor spaces do not impede access to public areas.

Design Guidelines

- Accentuated paving materials may be considered to emphasize building entries.
- Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- Entries should be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- Residential uses at the ground floor level should include entrances that face the public realm.
- Shared entrances to multi-tenant residential units should use architectural elements, furnishings and/or landscaping to clearly articulate and differentiate from commercial/retail entry.
- Private outdoor spaces should complement and enhance the design of the building(s) to which they are associated.
- Private park areas should be of adequate size to accommodate play equipment and informal play areas for the building occupants they serve. Programming and design should be reviewed and approved by the DRB and Placer County Parks. Vegetation should be selected that creates pleasant outdoor spaces that are comfortable year-round; provide shade; screen from wind, noise and unsightly views; prevent erosion; and integrate buildings into the surrounding landscape.
- Plants should be arranged to highlight building entries, soften building masses, provide scale to site development and screen parking and service areas.
- Ornamental and accent plant materials should be used sparingly to enhance building entries, exterior dining areas, pedestrian areas and areas of special use.
- Setback areas should be vegetated. Consider opportunities to exceed minimum requirements for the appearance of a more established landscape.

16.13 Parking

Design Intent

- To minimize visual and physical impacts of parking on the pedestrian experience and from the streetscape.
- To clearly sign parking areas for orientation and accessibility.
- To position parking away from the public right-of-way and pedestrian circulation.
- To promote a walkable, pedestrian-friendly site with minimum visual impacts on the pedestrian experience and streetscape environment from parking.
- To meet or exceed parking lot shade requirements. The goal is to exceed the County's requirement of having at least 50 percent of the parking area shaded within 15 years of construction of the parking facility.
- To contribute to a healthy campus tree canopy.
- To reduce the heat island effect and enhance user comfort through shade.

Design Guidelines

- Surface parking should not be permitted between the building facade and the public right-of-way or private streets.
- Surface parking should be located at the rear and/or to one side of the building (away from the street).
- Parking lots should not be placed at the sidewalk edge.
- Where a surface parking lot is next to a public sidewalk or visible from the public right-of-way, a 10-foot-wide minimum landscape buffer, or planting strip, should be provided.
- The landscape setback should be planted with trees spaced typically 35 feet (35'-0") apart.
- Surface parking should be built only in small increments and incorporate landscaping and shade trees.
- Shade trees should be located throughout all surface parking areas and in pedestrian and employee amenities and gathering areas.
- Parking lot islands should be of adequate size to support the healthy growth of shade trees. Landscape medians that extend the full length of parking spaces is preferred over trees in smaller planting areas between spaces.
- At the end of parking bays, trees should all be planted in planters or landscape medians, a minimum of 8 feet (8'-0") wide.
- At a minimum, one tree per every 10 parking spaces should be installed in surface lots.
- No artificial trees, shrubs, turf or plants may be used as landscape for any parking area.
- Existing trees and newly planted shade trees should be spaced to create a relatively continuous canopy upon maturity.
- Existing shade trees in good condition should be incorporated into parking lot design where possible.
- Plant material should be selected for heartiness, drought tolerance, low-maintenance and should be native to the region or enhanced adapted. A small percentage of ornamental plants may be used to highlight gateway or entry points
- Informal planting strategies should be utilized around the perimeter of parking areas to create a more naturalized appearance.
- Parking should be screened from public rights-of-way, private streets, plazas and open spaces and should have strong landscape amenities. Landscaping and/or low architectural non-organic walls, screens, etc. should be used to screen views of cars and to soften the streetscape. Where a surface parking lot is visible from public sidewalks or right-of-way, an 8' wide-minimum landscape buffer or planting strip containing trees, shrubs and/or groundcovers should be provided.
- The design of visual screens and landscaping along parking lot edges should be dense enough to screen adjacent uses and public-rights-of-way from headlight glare and the movement of traffic generated by vehicles in the parking area.
- Parking lots should contain continuous, glare-free lighting.
- Structured shade, including solar canopies, can be considered, but the primary approach for shade should be through the use of shade trees.

16.14 Open Space

Design Intent

- To preserve and enhance a native landscape.
- To infiltrate stormwater.
- To incorporate a multi-use paved and dirt trail system and encourage health and wellness.
- To preserve and enhance existing native trees and the surrounding native plant community.
- To provide wildlife habitat.
- To minimize maintenance and water use.

Design Guidelines

- Plant materials should be drought tolerant, suited to the climate, and native to the region.
- Drip irrigation should only be used to establish new plant material during the first year, then removed.
- Trails should be designed to preserve existing trees in good condition. Proposed trails should remain outside of the protected zone of any existing trees along its route.
- All trails should incorporate a 5’ clear zone of native material or mowed native grass on either side for maintenance and access purposes.
- Integrate sustainable stormwater treatment and bioswales as part of stormwater management practices. Stormwater should be filtered by native plant material and infiltrated whenever feasible over conventional stormwater practices.
- Retention ponds and stormwater channels should be engineered with specialized ground and sub-ground treatment to allow for maximum infiltration and removal of pollutants.
- The use of pond water for recirculation into the irrigation system should be evaluated to reduce demands on the potable water.
- Plant material should be selected based on individual conditions. For example, wetland type materials may be used in wet areas around the retention pond.
- Fencing should be used to manage trail users and deter access to the retention pond and adjacent high-security areas.

16.15 Corporation Yard Frontage

Design Intent

- To minimize visual impacts of the corporation yard from the streetscape.
- To provide a pedestrian-friendly site with minimum visual impacts on the adjacent land-uses, pedestrian experience and streetscape environment.
- To contribute to a healthy campus tree canopy.

Design Guidelines

- A combination of landscape plantings and fencing or screen walls should be used to screen the corporation yard from adjacent streets, especially as viewed from the mixed-use area.
- Enhanced Native landscape treatments should be used to screen corporation yard uses from the mixed-use area. A visually appealing, layered landscape should be developed in combination with fencing or screen walls, where appropriate.
- Groupings of trees and shrubs should be used.
- Plant materials should be low water use and easy to maintain. A simple and consistent palette of shrubs and groundcovers should be used. Use of lawn is discouraged.
- Existing trees should be maintained.

17 SIGNAGE AND WAYFINDING

Design Intent

Signage and wayfinding guidelines address issues related to sign type, location, materials and design, and sign lighting. A well-conceived system of site and building signage is important to help users easily navigate the campus, find their destination, and discover new places. The best signs are typically integral and complementary to the character of the streetscape and the architecture of the buildings they serve. Signage should identify tenants, provide clear wayfinding, enhance the character of buildings, reinforce the hierarchy of streets and spaces and contribute to the campus's look and feel.

Signs provide a vital service in the campus. They have a powerful presence in the streetscape and can impact the wayfinding and the motorist, bicyclist or pedestrian experience positively or negatively.

Particularly within the mixed-use area, signage informs the pedestrian and potential shoppers while expressing the character and tone of the types of experiences within the buildings.

These standards and guidelines are supplemental and complimentary to the Placer County Code of Ordinance and the sign guidelines within the Placer County Design Guidelines Manual. (Section 17.54.170). All signs must be reviewed approved by all applicable County departments. The Design Review Board (DRB) is empowered to review and make recommendations regarding the design and placement of signs. When an applicant presents a proposed building design to the DRB, it must include sign designs and locations. See Development Standards for signage regulations.

17.01 Campus Wayfinding Signs

Design Intent

- To identify and mark streets, campus areas and key government buildings within the campus.
- To create an organized and interrelated system of signs, sign structures, sign lighting and graphics that reflect the culture and branding of the campus.
- To create a coordinated signage system that aids visitors and residents in location destinations throughout the campus.
- To mitigate visual clutter of the streetscape.

Design Guidelines

- A campus wayfinding sign program should be developed.
- Signs should be legible and simple in design.
- A vehicular directional system should direct visitors and residents to their appropriate destination or parking area.
- A pedestrian directional system should provide directions to specific destinations and amenities.
- The regulatory sign system should provide informational and warning signs for vehicles and pedestrians consistent with MUTCD Standards.
- Wayfinding signage should use a consistent logo and design palette to create consistent identity throughout the campus.

17.02 Signage Location

Design Intent

- To identify the location of a business, building and/or governmental office.

Design Guidelines

- Signs should be positioned so as not to obscure architectural details.
- The building should be designed to provide a place for signs. The signs should be an integral and yet noticeable part of the building.
- Signs should not overlap or conceal architecture.
- Signs that indicate building entries and entries to parking facilities are permitted.

17.03 Signage Materials, Quality & Design

Design Intent

- To encourage signs that fit the character of the campus and that do not detract from or overpower the architecture.
- To limit the proliferation of signs on buildings so as not to detract from the appearance of a well-designed building.
- To encourage regular maintenance to ensure signs remain structurally and electronically in “like new” appearance.
- To utilize buildings as signage.

Design Guidelines

- Sign colors, materials, sizes, shapes and lighting should be used to complement the other elements of the façade design.
- Structure, materials, detailing and power sources should be designed with consideration of signage installation requirements and should be readily adaptable and reparable as tenants’ sign needs change.
- Signs should fit within existing features of the building’s façade.
- Signs should creatively use 2 and 3 dimensional form, profile and iconographic representation (i.e. lighting, typography, color and materials) in expressing the character of the use, identity of the development, character of the campus and architecture of the building.
- Signs should be designed to help establish the building’s character by using cohesive, easily understood graphic themes which complement the overall building design.
- Sign character that is expressive of the individual proprietor and overall community identity is encouraged.
- Distinctive materials that exhibit craftsmanship and which contribute to individual business’ identity should be used.
- Simple, straight forward shapes that communicate clearly should be used.
- Signs as symbols are encouraged because they are easily read and add to the vitality of a storefront.
- Sign materials should be high quality, attractive, durable and easy to maintain.
- Material selection and detailing in storefronts should accommodate installation of signage types appropriate to the context.
- Letter styles of signs should be legible. Simple, well-proportioned typefaces are good choices.
- Signage elements should be recognizable as part of the campus without being overwhelming or over-themed.
- Signs should get maximum impact and value and should be designed to work together and support each other.

17.04 Government Building Signs

Design Intent

- To provide clear identification of government buildings and the uses contained within.
- To limit extraneous signage and visual clutter.
- To create proportional, visually appealing signage appropriate to wayfinding needs.
- To limit the visual impact of multiple signs on a building façade.
- To provide visual interest within the character of the campus.

Design Guidelines

- Signs with the address of the building should be attached to the facade of the demised building area they identify within 36 inches of the principal entrance.
- Each facade of a single-use government building should only have one primary sign at street level identifying the name of the building.
- In multi-tenant buildings, signage design and materials, including building addresses, should be coordinated to create a consistent style of building identification.
- The sign's position should not obscure architectural details.
- A single primary tenant, or the building name, may be allowed on an individual wall sign to be located on one face of the structure. This signage should be located to provide identity to a building, typically centered on the primary facade.
- A comprehensive signage plan should be developed along with the final building plan. Signs should be integrated within the architectural features of the facade and complement the building's architecture.
- Signs should include creative, iconographic 2-and 3-dimensional imagery.
- Signs should be of a contrasting color to their background and be illuminated at night.
- Sign colors, materials, sizes and shapes, and lighting should be used to complement the other elements of the facade design.
- Monument Signs should be placed in a manner that does not infringe on sight lines at intersections.

17.05 Residential Building Signs

Design Intent

- To provide clear identification of each building for identity and address.
- To limit extraneous signage and visual clutter.
- To create proportional, visually appealing signage appropriate to wayfinding needs.
- To provide visual interest within the character of the campus.

Design Guidelines

- Signs with the address of the building should be permanently attached to the façade of that building.
- Directories for multi-unit residential buildings should be made of durable materials, illuminated and located within eight feet of the vehicular entrance to the building.
- The sign's position should not obscure architectural details.
- A comprehensive signage plan should be developed along with the final building plan.
- Signs should be integrated within the architectural features of the facade and complement the building's architecture.
- Sign colors, materials, sizes and shapes, and lighting should be used to complement the other elements of the facade design.
- Only one sign should be used to identify each residential area from the street.

17.06 Mixed-use Single-Tenant Signs

Design Intent

- To integrate pedestrian-scaled and pedestrian-oriented signage into a well-designed building façade.
- To create proportional, graphically interesting, creative signage appropriate to a pedestrian area.
- To provide clear identification of buildings and the businesses they contain.

Design Guidelines

- Signs should be integrated within the architectural features of the façade and complement the building's architecture.
- Signs should include creative, iconographic 2- and 3-dimensional imagery.
- Signs should be lit to encourage continuous activity within the use area.
  - Signs should not be designed to maximize square footage, but instead should be designed to enhance their graphic impact to the pedestrian realm.

17.07 Mixed-use Multi-Tenant Signs

Design Intent

- To create a proportional, graphically interesting and comprehensive sign strategy for businesses sharing a building.
- To limit the visual impact of multiple signs on a building façade.
- To provide clear identification of the businesses and buildings.
- To add visual interest, facilitate way-finding and enhance the character of the area.

Design Guidelines

- In large, multi-tenant buildings, signage design and materials, including building addresses, should be coordinated to create a consistent style of building identification.
- Tenants above the ground floor should be identified in a monument or building directory located on the ground floor that contains the names of all the tenants and their locations.
- No sign should be allowed on awnings or canopies.
- Comprehensive signage plans for buildings and businesses are strongly encouraged.
- Signs should fit within the architectural features of the façade and complement the building's architecture.
- A single primary tenant, or the building name, should be allowed on an individual wall sign to be located above the ground floor on one face of the structure. This signage should be located to provide identity to a building, typically centered on the primary façade above the top story.

17.08 Projecting & Blade Signs

Intent

- To encourage appropriately scaled, non-obstructing signs to project into the public right-of-way.

Design Guidelines

- Small-scale signs projecting from the building façade, perpendicular to the building, should be considered appropriate in active pedestrian areas of the campus.
  - Signage should use creative 2- and 3-dimensional graphics to attain a unique identity.
- Creative use of lighting should be encouraged.

17.09 Temporary Signs

Temporary signs or banners require a design review and a sign permit before they can be displayed. Their placement, size and display duration are considerations during the formal design review process. Refer to Placer County Code of Ordinances Article 17.54.170 for temporary sign regulations.

17.10 Mixed-use Window Signs

Design Intent

- To permit additional signage opportunities for tenants on the ground floor.

Design Guidelines

- Signs in windows should not block views of the displays behind them.
- Signs should allow for pedestrians to see through them and not be placed on solid color backgrounds.
- If the building façade does not have display windows, then it may be appropriate for the retailer to use a small number of merchandise objects as the signage for the store. Objects of merchandise if displayed discreetly can create a market atmosphere that feels welcoming and full of charm.
- Signs used as symbols should be considered and are encouraged where display windows are not available. They are easily read and add to the vitality of a storefront.

17.11 Signage Lighting

Design Intent

- To provide adequate lighting of signs for legibility and orientation.
- To encourage lighting that enhances the character of the Campus.
- To encourage low energy consumption and use LEED® lighting standards.

Design Guidelines

- Moving lighting on signs should not be permitted within the campus.
- Orientation of any illuminated sign or light source should be directed or shielded to reduce light trespass and glare.
- Indirect back lit (halo) and external lighting sources should be the preferred lighting option where lighting is required.
- Locations for illuminated signage should be oriented to the public right-of-way or private streets and should avoid facing residential uses and open spaces wherever possible.
- Fully illuminated sign boxes should not be used.
- Illumination external to the sign surface with lighting directed at the sign is preferred over internally lit signs.
- Light levels should not overpower other signs on the street or the façade. By coordinating lighting, color and placement of the sign and display windows, the entire storefront can become an effective sign.
- Halo illumination is encouraged.
- Illuminated signs should have tops to prevent light from escaping upwards.
- All conduits, transformers or other elements providing support or power to signs should be concealed from view from the street.

18 SITE LIGHTING

Lighting plays an important role in creating atmosphere and promoting safety in a community. Scale, style, lighting effect and maintenance affect fixture selection.

18.01 Streetscape/Pedestrian and Architectural Lighting

Design Intent

- To provide illumination that complements the character of the campus, providing aesthetic appeal and safety, thereby promoting comfortable, safe pedestrian activity at night.
- To encourage pedestrian lighting in mixed-use areas that enhances campus character and the pedestrian experience.
- To create a sense of welcome and security in the public realm through the use of street and pedestrian lighting.
- To achieve the functional and aesthetic goals with a minimum impact on the environment.

Design Guidelines

- Pedestrian lighting should provide a continuous lighting pattern along the walkway.
- Light fixtures should reinforce the pattern of street trees.
- Accent lighting may be used to enhance character. Illumination of parks and plazas may be enhanced by architectural lighting and accent lighting in planting beds or trees.
- All lighting should be designed and located to reduce power consumption to its lowest practical level.
- Streetscape lighting should be designed to preserve the environment from unnecessary light at night, including, but not limited to, light trespass, glare and skyglow.
- Crosswalks should follow Illuminating Engineering Society of North America (IESNA) intersection guidance to illuminate pedestrians in the crosswalk to vehicles. Crosswalk lighting should provide color contrast from standard roadway lighting
- A system of pedestrian lights along primary streets should:
    a. Consist of only one fixture type, or consist of a limited vocabulary of fixtures that visually complement one another.
    b. Be spaced evenly and align with each other along the length of the walkway, in the public amenity zone.
    c. All fixtures should provide cut-off or shielding to minimize light trespass directly to the sky or into residential areas.
    d. Lamps in light fixtures exposed to public view should provide as high a color rendition index as is feasible.
- Highlighting of significant architectural features, specimen trees and artwork with accent lighting should be considered. Lighting an entire building or major portion thereof is discouraged.
- Accent lighting of building entries or features should be permitted.
- Neon lighting is subject to review in the mixed-use area only. Warm or neutral color tones should be considered desirable when illuminating structures or pedestrian zones. The use of mercury vapor and high-pressure sodium lighting should be avoided.
- The use of LED fixtures is encouraged.
- Blinking, flashing or changing intensity lights, except for temporary holiday displays, should be discouraged.
- Fixed lights that are not designed for roadway illumination or that produce incident or reflected

light that could be disturbing to the operator of a motor vehicle should be prohibited.
- All exterior lighting fixtures should be consistent with the architectural style of the building that it serves.

18.02 Open Space Lighting

Design Intent

- To create a comfortable and safe night time ambiance in open spaces.
- To highlight appropriate elements of open spaces to aid in orientation and provide visual interest.
- To provide continuity in light levels between streetscapes and adjoining open spaces.

Design Guidelines

- Lighting in open spaces should be designed to:
    a. Illuminate pedestrian paths.
    b. Limit glare into adjacent properties and surrounding neighborhoods.
    c. Minimize glare directly to the sky.
- General illumination of large areas of landscaping should not be allowed (for example, using fixtures with a flood-type distribution to illuminate rows and clusters of trees or large areas of lawn).
- Illumination of individual landscape elements (trees and individual planter areas) should be limited to 2,000 lumens.
- General overhead or service pack lighting should not be used.
- Pedestrian lighting may be used to illuminate primary walking paths or accent paved areas. Spacing should generally be equivalent to or less than that of the adjacent walkway along a major street to indicate an area of heightened activity and interest.
- Focal points such as gazebos, trellises and water features should be lit in order to become an inviting presence at night.
- Illumination sources that are low to the ground such as bollard, step and walkway lighting are encouraged.
- Lamps should provide a minimum color rendition index of 60.

18.03 Parking Area Lighting

Design Intent

- To limit glare onto adjacent properties and surrounding residential areas.
- To provide adequate light levels to create a safe, secure environment.

Design Guidelines

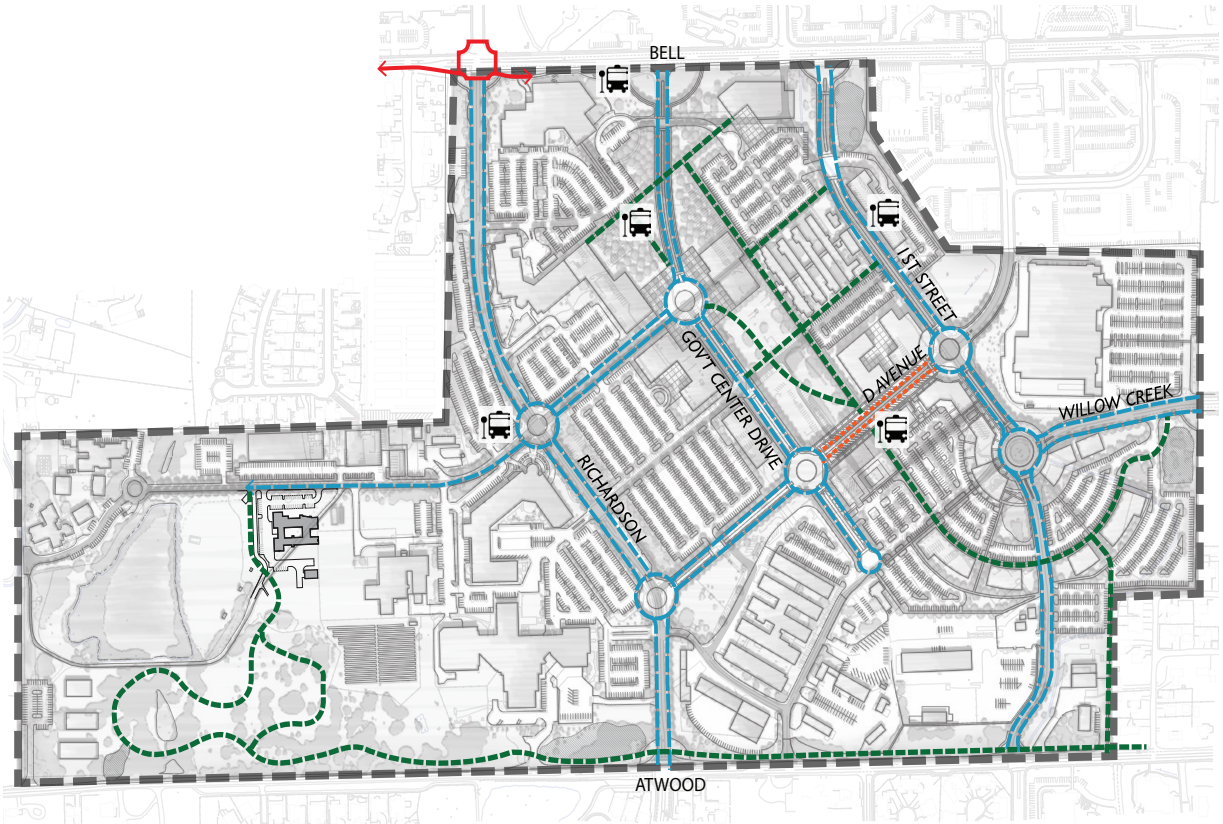
- Parking area lighting should be designed to avoid extreme contrasts between light and shadow.
- Parking lots should have an average maintained illumination level of 3 foot candles for areas with cars and 0.5 foot candle for service areas accessed by utility vehicles.
- Lighting should be designed to reduce glare into adjacent properties and minimize light trespass directly to the sky by orienting downward and/or shielding the fixture.
- Maximum light pole height should be 25 feet.
- Where possible, light sources should be placed closer to rather than further from the surface being illuminated. For example, a closer spacing of lower-height light poles is preferable to a greater spacing of taller light poles.

19 TRAILS

A wide network of sidewalks and trails connect all mixed-use centers, neighborhoods, parks and County government facilities in the campus. They also connect to the adjacent trail systems. Trails include both on-street and off-street bicycle facilities and soft surface multi-use paths. Trails and major pedestrian connections should be constructed at the same time as any roadway network changes are implemented.

Design Intent

- To encourage walking and biking.
- To promote health and wellness.
- To accommodate a range of bicyclist users, abilities and comfort levels.
- To connect existing and future phases of campus parks, open spaces, gathering spaces and buildings.



19.01 Class I Bike Paths

Design Intent

- To provide a completely separated trail for the use of bicycles and pedestrians.
- To create primary corridor connections between campus uses to allow pedestrians and bicyclists to navigate the campus without riding or walking in the roadway.
- To provide a walking and biking loop in campus Open Space areas.

Design Guidelines

- Class I facilities should be a minimum of eight feet wide to accommodate pedestrians and bicyclists and should conform to Caltrans Design Manual (Chapter 1000) requirements. Pavement width may vary dependent on the type and intensity of traffic anticipated.
- Path design and alignment should provide interesting and enjoyable experiences for the user and connect to regional trail systems where possible. Align path to preserve scenic views and minimize impacts to the environment.
- A soft-surface multi-use trail should parallel paved, Class I bike path, where appropriate. Soft-surface trails accommodate joggers. A 3-foot wide dirt trail is adequate to accommodate walkers and joggers. A 2-foot separation should be provided to minimize user conflicts and keep any loose material from entering the paved surface.
- Signage should inform users of trail etiquette and provide wayfinding.
- Benches, trash receptacles, including pet waste receptacles, and wayfinding signage should be located at major roadway intersections and at intersections with other internal trails.
- Benches and bollard lighting should be placed along paths where needed to provide for resting and user safety.
- Include outdoor furniture such as trash bins, viewing platforms and drinking fountains as applicable.
- Class I facilities should be lit for safety and security. Within Open Space areas, lighting should not detract from the more naturalized experience.

19.02 Class II Bike Lanes

Design Intent

- To provide a dedicated space for bicyclists through the use of pavement markings and signage.
- To delineate the right-of-way assigned to bicyclists and motorists and to provide more predictable movements by each.
- To increase the total capacity of campus streets by carrying both bicycle and motor vehicle traffic.
- To visually remind motorists of bicyclists' right to the street.
- To increase bicyclist comfort and confidence on streets.
- To implement the Regional Bike-way Master Plan.

Design Guidelines

- Wherever possible, minimize parking lane width in favor of increased bike lane width.
- A solid white lane line marking should be used to separate motor vehicle travel lanes from the bike lane.
- Gutter seams, drainage inlets and utility covers should be flush with the ground and oriented to prevent conflicts with bicycle tires.
- A green color may be used to enhance visibility of a bike lane, especially at intersections.
- All Class II bike lanes should conform to Caltrans Design Manual (Chapter 1000) requirements and the California Manual of Uniform Traffic Control Devices.

19.03 Multi-Use Paths

Design Intent

- To provide a soft surface trail for joggers.

Design Guidelines

- Multi-use trails should create a soft, or native, surfaced trail. Materials may include crushed granite, fines or native material.
- Soil hardeners may be required in some areas to help prevent erosion and mitigate dust.
- The minimum width of a multi-use trail is 3 feet. A wider trail may be provided if the path does not parallel a paved, Class I bike path.
- Path design and alignment should provide interesting and enjoyable experiences for the user and connect to regional trail systems where possible. Align path to preserve scenic views and minimize impacts to the environment.
- Signage should inform users of trail etiquette and provide wayfinding.

20 IRRIGATION WATER TANK

As part of the raw water irrigation system recommended in the Master Plan, a water storage tank is required to balance peak demand usage and draw on the system. Placer County recognizes the potential that this water tower can serve as a strong design element throughout the campus and potentially the region.

Design Intent

- To provide a local landmark that supports the campus architectural language of the campus.
- To provide a water tower that is functional and aesthetically pleasing.

Design Guidelines

- The water tower should be agrarian in nature and be in harmony with the campus architectural aesthetic.
- Standing seam should be used as sloped roof material.
- The tower should accommodate the ability for appropriate signage or campus branding.

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APPENDIX A: PLANTING PALETTE

Landscape Treatment					
Botanical Name	**Common Name**	**Water Needs**	**Ornamental**	**Enhanced Native**	**Native**
** Indicates rain garden plants					
TREES					
Acacia greggii	catclaw acacia	L			X
Alnus rubra (A. oregona)	red alder	H		X	
**Arbutus 'Marina'	Marina strawberry tree	L		X	
Arbutus menziesii (in shade in the CV)	madrone	L			X
Betula nigra	river/red birch	H	X		
Celtis reticulata	western hackberry	L			X
Chilopsis linearis	desert willow	VL		X	
Fagus sylvatica	European beech	H	X		
Koelreuteria elegans 'Formosan'	Formosan Flame Tree	M	X		
Olea europaea 'Wilsonii'	Fruitless olive	VL		X	
Parkinsonia florida (Cercidium florida)	blue palo verde	VL		X	
Picea abies	Norway Spruce	M	X		
Pinus murrayana	lodgepole pine	L			X
Pinus torreyana	Torrey pine	L			X
Prosopis glandulosa var. torreyana	honey mesquite	L			X
Prunus ilicifolia lyonii	Catalina cherry	L			X
Quercus chrysolepis	canyon live oak	L			X
Quercus douglasii	blue oak	VL			X
Quercus lobata	valley oak	L		X	
Quercus suber	cork oak	L		X	
Quercus wislizeni	interior live oak	VL			X
**Sambucus mexicana	Blue elderberry	L			X
STREET TREES					
**Acer macrophyllum	big leaf maple	H		X	
Acer rubrum 'October Glory'	October Glory red maple	M	X		
Acer X freemanii 'Autumn Blaze'	Autumn Blaze Maple	M	X		
**Aesculus californica	California buckeye	VL			X
Cercis canadensis	eastern redbud	M	X		
Cercis occidentalis	western redbud	VL		X	
Fraxinus americana 'Junlnger'	Autumn Purple Ash	M	X		
**Lagerstroemia spp., hybrids and cvs.	crape myrtle	L	X		
Platanus x hispanica 'Columbia'	Columbia London Plane	M		X	
Quercus rubra	red oak	M	X		
Ulmus 'Frontier'	Frontier elm	M		X	
**Zelkova serrata 'Green Vase'	Green Vase zelkova	M		X	

Landscape Treatment					
Botanical Name	**Common Name**	**Water Needs**	**Ornamental**	**Enhanced Native**	**Native**
** Indicates rain garden plants					
SHRUBS					
Adenostoma fasciculatum	chamise	VL			X
Arctostaphylos densiflora cvs.	manzanita cvs. e.g. Howard McMinn, Sentinel	L			X
Arctostaphylos 'Emerald Carpet'	Emerald Carpet manzanita	M		X	
Artemisia californica	California sagebrush	L			X
Artemisia 'Powis Castle'	Powis Castle sagebrush	M	X		
Atriplex semibaccata	Australian saltbush	VL			X
Baccharis pilularis 'Twin Peaks'	Twin Peaks dwarft coyote brush	L		X	
Berberis thunbergii & cvs.	Japanese barberry	M	X		
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	M	X		
Callistemon 'Violaceus'	purple bottle brush	L	X		
Choisya ternata	Mexican orange	M	X		
Ceanothus 'Concha'	Concha ceanothus	L	X		
Cornus sericea (C. stolonifera)	red osier dogwood	H		X	
Dendromecon harfordii	island bush poppy	VL			X
Eriogonum fasciculatum and cvs. (not listed above)	California buckwheat	VL			X
Euonymus alata 'Compacta'	Dwarf winged euonymus	M	X		
Frangula californica ssp.tomentella (Rhamnus tomentella)	chaparral coffeeberry	VL			X
Frankenia salina	alkali heath	VL			X
Grevillea langera 'Coastal Gem'	Grevillea Coastal Gem	L		X	
**Heteromeles arbutifolia	toyon	VL			X
Hydrangea arborescens	snowball hydrangea	H	X		
Hydrangea macrophylla & cvs.	hydrangea	H	X		
Ilex vomitoria	yaupon	M	X		
Juniperus californica	California juniper	L			X
Lantana camara & cvs.	lantana	M	X		
Lavandula angustifolia 'Munstead'	Munstead English lavender	L		X	
Lavandula stoechas 'Otto Quast'	Otto Quast lavender	L		X	
Leucophyllum frutescens	Texas Ranger, Cenizo	L		X	
Lonicera interrupta	chaparral honeysuckle	L			X
Loropetalum chinense & cvs.	fringe flower	M	X		
Lupinus excubitus	grape soda lupine	VL			X
Mimulus aurantiacus (Diplacus arachnoideus)	sticky monkey flower	L			X
Myrtus communis 'Compacta'	dwarf myrtle	L		X	

Landscape Treatment					
Botanical Name	**Common Name**	**Water Needs**	**Ornamental**	**Enhanced Native**	**Native**
** Indicates rain garden plants					
**Nerium oleander & cvs.	oleander	L		X	
Osmanthus x fortunei	Hybrid Tea Olive	M	X		
Peritoma arborea (Isomeris arborea)	bladderpod	VL			X
Quercus berberidifolia	California scrub oak	VL			X
Rhaphiolepis indica & cvs	Indian hawthorne	M	X		
Ribes viburnifolium (shade)	evergreen currant	L		X	
Rosmarinus officinalis and cvs.	rosemary	L		X	
Russelia equisetiformis	coral fountain	L		X	
Salvia chamaedryoides	blue sage	L		X	
Salvia spathacea (shade) and cvs	hummingbird/pitcher sage	L		X	
Senecio cineraria (Jacobaea maritima)	dusty miller	L	X		
Symphoricarpos albus (SHADE)	snowberry	L			X
Syringa x laciniata	cutleaf lilac	L	X		
Trichostema lanatum	woolly blue curls	VL			X
Westringia 'Wynyabbie Gem'	Wynyabbie Gem westringia	L		X	
**Xylosma congestum 'Compacta'	shiny xylosma	L		X	

Landscape Treatment					
Botanical Name	**Common Name**	**Water Needs**	**Ornamental**	**Enhanced Native**	**Native**
** Indicates rain garden plants					
PERENNIALS					
Achillea millefolium (non-native hybrids)	yarrow (non-native hybrids)	L		X	
Acorus gramineus	sweet flag	H	X		
Adiantum spp. (shade) CA native and non-native	maidenhair fern	H	X		
Aquilegia spp. (CA native and non-native spp.)	columbine	L			X
Arachniodes standishii (SHADE)	upside-down fern	H	X		
Artemisia schmidtiana 'Silver Mound'	Silver Mound artemesia	L		X	
Asclepias (CA native species)	milk/silk weed	L			X
Aster novae-angliae 'Purple Dome'	New England Purple Dome aster	M		X	
Astilbe chinensis	Chinese astilbe	H	X		
Astilbe hybrids	Astilbe	H	X		
Cotula 'Silver Mound'	brass buttons	H	X		
Dianella caerulea cvs.	paroo lily	H	X		
Echinacea purpurea and cvs.	Purple coneflower	M		X	
Epilobium spp.(Zauschneria) and cvs.	California fuchsia	L		X	
Eriogonum crocatum	saffron buckwheat	L			X
Erysimum concinnum	wallflower	L			X
**Eschscholzia californica (annual in the desert)	California poppy	VL			X
**Equisetum spp. (native and non-native spp.)	horsetail	H	X		
Farfugium japonicum cvs. (Ligularia tussilaginea cvs.)	leopard plant	H	X		
Geranium x cantabrigiense	Biokovo Geranium	M		X	
**Helenium bigelovii	Bigelow sneezeweed	H	X		
Hemerocallis spp.	day lily	M	X		
Heuchera maxima	island alum root	L			X
Heuchera sanguinea	coral bells	M	X		
Iris douglasiana	Douglas iris	L			X
Kniphofia uvaria hybrids and cvs.	red hot poker	L	X		
Lessingia filaginifolia and cvs. (Corethrogyne)	sand aster	L			X
Leucanthemum X superbum (Chrysanthemum maximum)	Shasta daisy	M		X	
Ligularia dentata cvs.	summer ragwort	H	X		
**Lobelia cardinalis hybrids and cvs. (CA native and non-native spp.)	cardinal flower	H	X		
Lupinus breweri	Brewer's Lupine	L			X
**Mimulus spp. (herbaceous)	monkey flower	H	X		

Landscape Treatment					
Botanical Name	**Common Name**	**Water Needs**	**Ornamental**	**Enhanced Native**	**Native**
** Indicates rain garden plants					
Monardella villosa	coyote mint	VL			X
Nepeta x faassenii 'Walkers Low'	Walker's Low catmint/ catnip	L		X	
**Oenothera elata (E. hookeri)	Hooker's evening primrose	L			X
Onoclea sensibilis	sensitive fern	H	X		
Penstemon heterophyllus 'Margarita'	Margarita Foothill penstemon	L			X
Perovskia atriplicifolia and cvs.	Russian sage	L		X	
Platycodon grandiflorus	balloon flower	H	X		
Polypodium californicum	California polypody	VL			X
Polystichum polyblepharum	Japanese lace fern	H	X		
Pulmonaria spp.	lungwort	H	X		
Rudbeckia spp. and cvs.	coneflower	M		X	
Salvia greggii & hybrids	autumn sage	L		X	
Salvia 'May Night'	May Night sage	M		X	
Salvia spathacea (shade) and cvs	hummingbird/pitcher sage	L			X
Sedum x 'Autumn Joy'	Autumn Joy stone crop	L		X	
**Sisyrinchium bellum and cvs.	blue-eyed grass	L			X
Soleirolia soleirolii (SHADE)	baby's tears	H	X		
Solidago velutina californica	California goldenrod	L			X
Sphaeralcea munroana	Desert Mallow	L		X	
Stachys byzantina and cvs.	lamb's ears	L	X		
Teucrium hyrcanicum	germander (hyrcanicum)	L		X	
Teucrium marum	cat thyme	L		X	
Trollius spp.	globeflower	H	X		

Landscape Treatment					
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GRASSES					
Baumea rubiginosa	baumea	H	X		
Bouteloua gracilis and cvs.	blue grama	L		X	
Calamagrostis x acutiflora cvs. e.g. Karl Foerster	feather reed grass	L		X	
Carex 'Bowles Golden'	Bowles Golden sedge	H	X		
Carex albula	frosty curls hair sedge	H	X		
Carex pansa	sand dune sedge	M	X		
Festuca californica and cvs.	California fescue	M			X
Festuca glauca 'Elijah Blue'	Elijah Blue fescue	L		X	
**Festuca idahoensis and cvs.	Idaho fescue	L			X
**Festuca rubra	creeping red fescue	M			X
Helictotrichon sempervirens and cvs	blue oat grass	L		X	
Imperata cylindrica	blood grass	H	X		
Juncus patens 'Carmen's Gray'	Carnen's grey rush	M	X		
Melica torreyana	Torrey's melic	VL			X
Muhlenbergia rigens	deer grass	L		X	
Sporobolus airoides	alkalai sacaton	VL			X
Sporobolus wrightii	big sacaton	VL			X
Stipa pulchra (Nassella pulchra)	purple needlegrass	VL			X

Landscape Treatment					
Botanical Name	**Common Name**	**Water Needs**	**Ornamental**	**Enhanced Native**	**Native**
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GROUNDCOVERS					
Acacia redolens	prostrate acacia	VL		X	
Ambrosia pumila	San Diego ragweed	VL			X
Artemisia californica 'Montara'	Montara sagebrush	L		X	
Berberis aquifolium 'Compacta' (partial shade in South Inland)	compact Oregon grape holly	L			X
Berberis aquifolium var. repens (shade)	creeping mahonia	L			X
Ceanothus 'Joyce Coulter'	Joyce Coulter ceanothus	M			X
Ceanothus thyrsiflorus var griseus 'Carmel Creeper'	Carmel Creeper ceanothus	M			X
Cerastium tomentosum	snow in summer	M	X		
Ceratostigma plumbaginoides	dwarf plumbago	M	X		
Dichondra sericea	silver leaf pony's foot	H	X		
Lobelia angulata (Pratia angulata)	creeping pratia	H	X		
Mahonia repens	creeping mahonia	L			X
Myoporum parvifolium & cvs.	myoporum	L		X	
Quercus vaccinifolia	Huckleberry Oak	VL			X
Rhus aromatica (Rhus trilobata)	fragrant sumac	L			X
Rubus calycinoides	crinkled creeper	M	X		
Salvia 'Bee's Bliss'	Bee's Bliss sage	L			X
Symphoricarpos mollis (shade in SD)	creeping snowberry	L			X
Thymus pseudolanuginosus	Wooly Thyme	M		X	
Trachelospermum asiaticum	Asian star jasmine	M	X		
Verbena Tapien hybrids	Tapien verbena	M		X	
VINES					
Clytostoma callistegioides	violet trumpet vine	M	X		
Gelsemium sempervirens	Carolina jessamine	L		X	
Hardenbergia violacea	lilac vine	M	X		
Jasminum polyanthum	pink jasmine	M	X		
Macfadyena unguis-cati	cat's claw	L		X	
Parthenocissus tricuspidata	Boston ivy	M	X		
Sollya heterophylla f. parviflora	vining bluebell	L		X	
Vitis 'Roger's Red'	Roger's Red grape	L			X
**Vitis californica and cvs.	California wild grape	VL			X
Wisteria spp.	wisteria	M	X		

Landscape Treatment					
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SUCCULENTS					
Crassula spp.	crassula	L	X		
Dasylirion wheeleri	desert spoon	VL		X	
Dudleya spp.	dudleya, live forever	VL			X
Echeveria spp. and hybrids	hens and chicks	L	X		
Euphorbia 'Blackbird'	Blackbird spurge	M	X		
Graptoveria hybrids	graptoveria	L	X		
Opuntia spp. & cvs. (CA natives and non-natives)	prickly pear/cholla	VL			X

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